

# **North Vista Ranch Phase 2 Georgetown, Texas**

## **Contributing Zone Plan**

**April 2025  
TBPE # F-4512 MHE  
2835.02.02**

July 21, 2025

Edwards Aquifer Protection Program  
Texas Commission on Environmental Quality  
Austin Regional Office  
12100 Park 35 Circle Building A  
Austin, TX 78753-1808

Re: North Vista Ranch, Phase 2  
Georgetown, Texas  
Contributing Zone Plan

Please find attached a digital copy of the North Vista Ranch, Phase 2 Contributing Zone Plan (CZP). The CZP has been prepared in accordance with the Texas Commission on Environmental Quality (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

This Contributing Zone Plan applies to a 173.707-acre tract located approximately a quarter mile northwest from the intersection of CR 255 and CR 289 and located in the City of Georgetown ETJ.

Please review the attached Contributing Zone Plan information for the items it is intended to address, and if acceptable, provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees (\$8,000) and fee application are included. If you have any questions regarding this information, please call our office.

Respectfully Submitted,  
Matkin Hoover Engineering & Surveying  
TBPE #4152



Cody Morris, P.E.  
Project Engineer

Attachments  
cc:

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name: North Vista Ranch, Phase 2</b>					<b>2. Regulated Entity No.:</b>				
<b>3. Customer Name: Northvista Ranch, LLC</b>					<b>4. Customer No.: CN605556323</b>				
<b>5. Project Type:</b> (Please circle/check one)	New	Modification			Extension		Exception		
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	<b>CZP</b>	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	<b>Residential</b>		Non-residential			<b>8. Site (acres):</b>		173.707	
<b>9. Application Fee:</b>	\$8,000		<b>10. Permanent BMP(s):</b>			N/A			
<b>11. SCS (Linear Ft.):</b>	N/A		<b>12. AST/UST (No. Tanks):</b>			N/A			
<b>13. County:</b>	Williamson		<b>14. Watershed:</b>			North Fork San Gabriel River			

# 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](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.)	—	—	_X_
Region (1 req.)	—	—	_X_
County(ies)	—	—	_X_
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 _X_ 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.

Cody Morris, P.E.

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

Date

4/30/2025

**\*\*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):

FIELD NOTES FOR A 173.707 ACRE TRACT OF LAND  
NORTH VISTA RANCH PHASE II

A 173.707 ACRE TRACT OF LAND, LOCATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 200.871 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 201606026 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 173.707 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR THE NORTHEAST CORNER OF LOT 7, BLOCK A OF THE NORTH VISTA RANCH, PHASE I PLAT OF RECORD IN DOCUMENT NO. 2020065726 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN A SOUTHERLY LINE OF A CALLED 21.013 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021175032 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN A SOUTHERLY LINE OF SAID 200.871 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE COMMON LINE BETWEEN SAID 200.871 ACRE TRACT AND SAID 21.013 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:  
1. N 70° 49' 20" E, A DISTANCE OF 126.74 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 5765" BEARS, S 07° 44' 05" E, A DISTANCE OF 0.68 FEET,  
2. S 51° 01' 08" E, A DISTANCE OF 958.36 FEET TO A FOUND ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 5765" FOR CORNER,  
3. N 64° 29' 44" E, A DISTANCE OF 727.65 FEET TO A FOUND ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 5765" FOR CORNER,  
4. N 19° 09' 35" W, A DISTANCE OF 803.75 FEET TO A FOUND ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 5765" AT THE NORTHEAST CORNER OF SAID 21.013 ACRE TRACT, A WESTERLY INTERIOR CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, AND  
5. S 70° 49' 34" W, A DISTANCE OF 2137.85 FEET TO A FOUND ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 5765" IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 255, AT THE NORTHWEST CORNER OF SAID 21.013 ACRE TRACT, FOR A WESTERLY CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: N 20° 24' 24" W, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 255 AND A WESTERLY LINE OF SAID 200.871 ACRE TRACT, A DISTANCE OF 70.26 FEET TO A POINT AT THE SOUTH CORNER OF A CALLED 15.00 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2023081090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE MOST WESTERLY CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "RPLS 5765" BEARS, S 21° 39' 22" W, A DISTANCE OF 0.44 FEET;

THENCE: N 70° 49' 02" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 255, WITH THE NORTHWEST LINE OF SAID 200.871 ACRE TRACT, THE SOUTHEAST LINE OF SAID 15.00 ACRE TRACT AND A CALLED 17.34 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2014061997 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 2786.95 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SAID 17.34 ACRE TRACT, A WESTERLY INTERIOR CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE COMMON LINE BETWEEN SAID 200.871 ACRE TRACT AND SAID 17.34 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:  
1. N 23° 31' 19" W, A DISTANCE OF 212.08 FEET TO A FOUND 5" IRON FENCE POST FOR ANGLE, AND  
2. N 71° 35' 28" W, A DISTANCE OF 521.04 FEET TO A FOUND 5" IRON FENCE POST AT THE NORTHEAST CORNER OF SAID 17.34 ACRE TRACT, IN THE SOUTHERLY LINE OF A CALLED 252.90 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2018098547 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHWESTERLY CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE COMMON LINE BETWEEN SAID 200.871 ACRE TRACT AND SAID 252.90 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:  
1. N 70° 49' 49" E, A DISTANCE OF 1310.98 FEET TO A FOUND 5" IRON FENCE POST FOR CORNER,  
2. N 18° 02' 22" W, A DISTANCE OF 240.24 FEET TO A FOUND ½" IRON ROD FOR CORNER, AND  
3. N 71° 43' 08" E, A DISTANCE OF 1074.39 FEET TO A FOUND ½" IRON ROD FOR THE SOUTHEAST CORNER OF SAID 252.90 ACRE TRACT, IN THE WESTERLY LINE OF A CALLED 156.428 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2020015078 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 18° 16' 10" E, WITH THE COMMON LINE BETWEEN SAID 200.871 ACRE TRACT AND SAID 156.428 ACRE TRACT, A DISTANCE OF 2627.30 FEET TO A POINT IN THE NORTHWEST LINE OF A CALLED 160.107 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 156.428 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 5" METAL FENCE POST BEARS, N 11° 50' 48" W, A DISTANCE OF 1.75 FEET;

THENCE: WITH THE SOUTHERLY LINE OF SAID 200.871 ACRE TRACT AND THE NORTHWESTERLY LINE OF SAID 160.107 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:  
1. S 70° 46' 51" W, A DISTANCE OF 1066.07 FEET TO A FOUND 5" IRON FENCE POST FOR CORNER,  
2. N 18° 28' 52" W, A DISTANCE OF 147.55 FEET TO A FOUND 5" IRON FENCE POST FOR CORNER, AND  
3. S 70° 46' 56" W, ALSO WITH THE NORTHERLY LINE OF A CALLED 106.040 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN SAID DOCUMENT NO. 2021191090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A CALLED 12.935 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2017018693 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 3276.30 FEET TO A FOUND ½" IRON ROD FOR CORNER;

THENCE: S 46° 48' 37" W, CONTINUING WITH THE SOUTHERLY LINE OF SAID 200.871 ACRE TRACT AND THE NORTHWEST LINE OF SAID 12.935 ACRE TRACT, A DISTANCE OF 348.58 FEET TO A FOUND ½" IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 255, AT THE NORTHWEST CORNER OF SAID 12.935 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

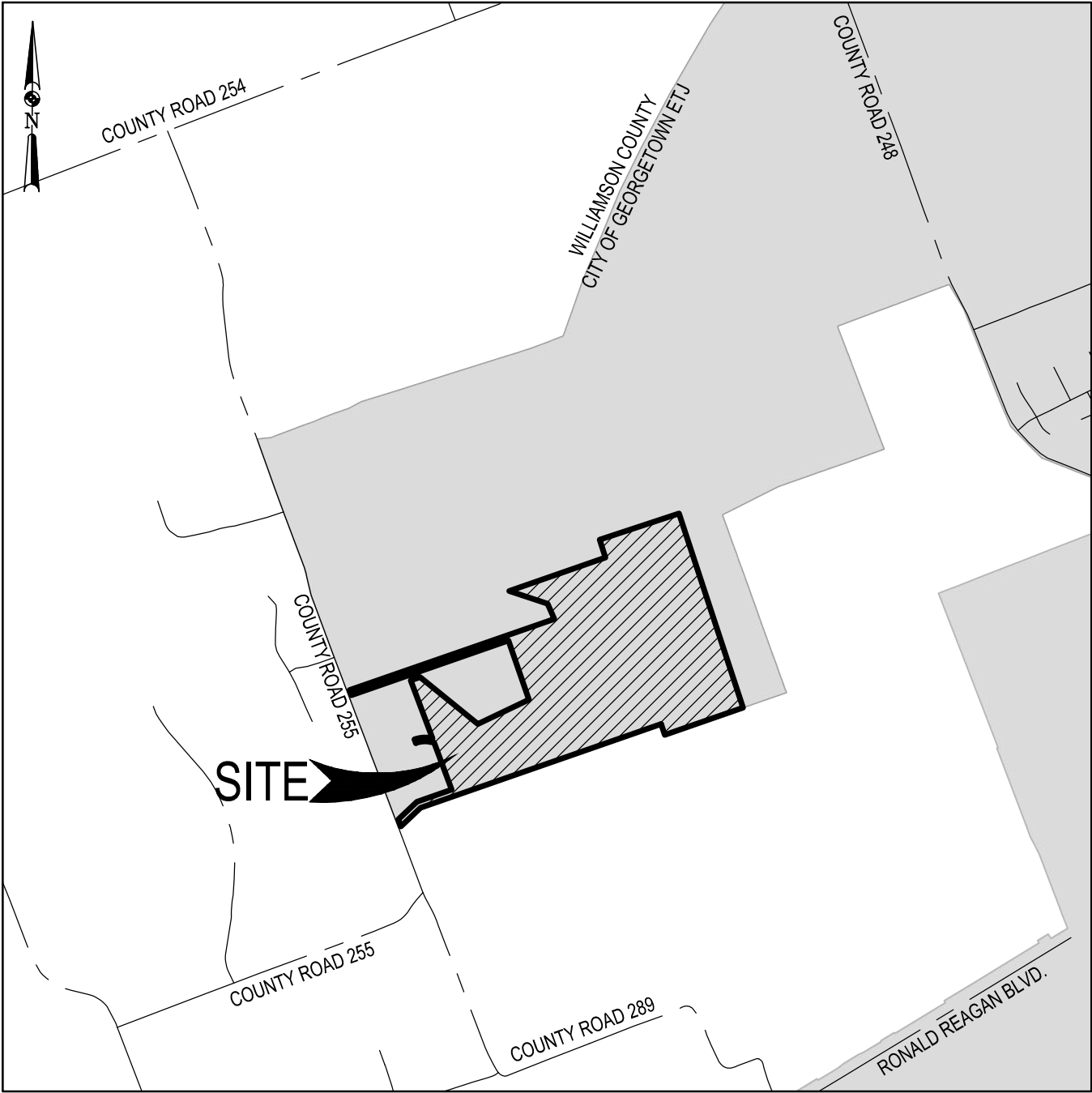
THENCE: N 20° 38' 03" W, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 255 AND A WESTERLY LINE OF SAID 200.871 ACRE TRACT, A DISTANCE OF 97.45 FEET TO A FOUND ½" IRON ROD AT THE SOUTHWEST CORNER OF A 1.308 ACRE RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID NORTH VISTA RANCH, PHASE I PLAT, FOR A WESTERLY CORNER OF SAID 200.871 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: DEPARTING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 255, AND WITH THE SOUTHERLY AND EASTERLY LINE OF SAID NORTH VISTA RANCH, PHASE I PLAT, THE FOLLOWING NINE (9) COURSES:  
1. N 46° 48' 37" E, A DISTANCE OF 330.31 FEET TO A FOUND ½" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,  
2. N 70° 46' 56" E, A DISTANCE OF 475.07 FEET TO A FOUND ½" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR CORNER,  
3. N 20° 38' 03" W, A DISTANCE OF 648.24 FEET TO A FOUND ½" IRON ROD FOR CORNER,  
4. N 82° 24' 03" W, A DISTANCE OF 59.96 FEET TO A FOUND ½" IRON ROD FOR A POINT OF CURVATURE,  
5. WITH A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 175.26 FEET A DELTA ANGLE OF 26° 46' 38" AND A CHORD BEARS, S 84° 12' 38" W, A DISTANCE OF 173.67 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST TERMINUS OF LOST SPRING LAKE ROAD, A 50' PUBLIC RIGHT-OF-WAY, AS SHOWN ON SAID NORTH VISTA RANCH, PHASE I PLAT, FOR A WESTERLY CORNER AND A POINT OF NON-TANGENCY OF THE TRACT DESCRIBED HEREIN,  
6. N 19° 10' 40" W, WITH THE EAST TERMINUS OF SAID LOST SPRING LAKE ROAD, A DISTANCE OF 50.00 FEET TO A FOUND ½" IRON ROD AT THE NORTHEAST TERMINUS OF SAID LOST SPRING LAKE ROAD, A WESTERLY CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,  
7. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 198.62 FEET, A DELTA ANGLE OF 26° 46' 38" AND A CHORD BEARS, N 84° 12' 38" E, A DISTANCE OF 196.82 FEET TO A FOUND ½" IRON ROD FOR A POINT OF TANGENCY,  
8. S 82° 24' 03" E, A DISTANCE OF 33.12 FEET TO A FOUND ½" IRON ROD FOR CORNER, AND  
9. N 20° 38' 03" W, A DISTANCE OF 794.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 173.707 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

NORTH VISTA RANCH  
PHASE II  
FINAL PLAT

A 173.707 ACRE TRACT OF LAND, LOCATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 200.871 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2016060626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP  
1" = 2000'

STREET SUMMARY TABLE								
PUBLIC ROAD	STREET	ROW WIDTH	CLASSIFICATION	SPEED	ROAD TYPE	CURB TYPE	SIDE WALK CLEAR ZONE	PAVEMENT WIDTH (1)
RED SUNRISE COVE	492 LF	50 FT	LOCAL	25 MPH	RURAL	1.5 FLUSH CURB	6 FT	26
YELLOW SUNSET COVE	301 LF	50 FT	LOCAL	25 MPH	RURAL	1.5 FLUSH CURB	6 FT	26
LOST SPRING LAKE	2979 LF	VARIES	RESIDENTIAL COLLECTOR	30 MPH	RURAL	1.5 FLUSH CURB	6 FT	36 (TYP.)
DARK CARMEL LANE	871 LF	50 FT	LOCAL	25 MPH	RURAL	1.5 FLUSH CURB	6 FT	26
GOLD VALLEY	761 LF	50 FT	LOCAL	25 MPH	RURAL	1.5 FLUSH CURB	6 FT	26
SILVER BRIDAL PATH	647 LF	50 FT	LOCAL	25 MPH	RURAL	1.5 FLUSH CURB	6 FT	26
SPINNING SPUR TRAIL	370 LF	50 FT	LOCAL	25 MPH	RURAL	1.5 FLUSH CURB	6 FT	26
COUNTY ROAD 255	*	120 FT	RURAL ARTERIAL	45 MPH	RURAL	8.0 SHOULDER	-	2 - 24

\* COUNTY ROAD 255 IN COUNTY ONLY, SHOWN FOR REFERENCE.  
(1) MEASURED FROM BACK OF CURB TO BACK OF CURB.  
ADT CALCULATIONS: 54 LOTS X 8 TRIPS / LOT = 432 TRIPS

PROJECT SUMMARY TABLE	
PROPOSED LAND USE	RESIDENTIAL
TOTAL ACREAGE	173.707
RESIDENTIAL LOTS	55
OPEN SPACE LOTS	1
DRAINAGE LOTS	1
TOTAL BLOCKS	9
TOTAL LOTS	57

NOTE:  
THE SMALLEST RESIDENTIAL LOT WITHIN THIS PLAT IS 1.00 ACRES.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	FINAL PLAT COVER SHEET
2	INDEX, LINE AND CURVE TABLE
3	FINAL PLAT - SHEET 3
4	FINAL PLAT - SHEET 4
5	FINAL PLAT - SHEET 5
6	FINAL PLAT - SHEET 6
7	FINAL PLAT - SHEET 7
8	FINAL PLAT - SHEET 8
9	FINAL PLAT - SHEET 9
10	FINAL PLAT - SHEET 10
11	FINAL PLAT SIGNATURE SHEET

Tree Schedule						
Key	Tree #	Size (Individual trunks in inches)	Half Critical Root Zone (in feet)	Multi-Trunk DIA (in inches)	Species	Latin Name
HT	1701	35	17.5		LIVE OAK	QUERCUS VIRGINIANA
HT	5823	40	20		PECAN	CARYA ILL. NOINESIS
HT	5824	30	15		LIVE OAK	QUERCUS VIRGINIANA
HT	5825	31	15.5		LIVE OAK	QUERCUS VIRGINIANA
HT	5826	33	16.5		LIVE OAK	QUERCUS VIRGINIANA
HT	5827	36	18	21x19x10	LIVE OAK	QUERCUS VIRGINIANA
HT	5828	28	14		LIVE OAK	QUERCUS VIRGINIANA
HT	1001/5829	36	18		LIVE OAK	QUERCUS VIRGINIANA
HT	5830	26	13		LIVE OAK	QUERCUS VIRGINIANA
HT	5832	27	13.5		LIVE OAK	QUERCUS VIRGINIANA
HT	5833	26	13		LIVE OAK	QUERCUS VIRGINIANA
HT	5834	39	19.5		LIVE OAK	QUERCUS VIRGINIANA
HT	1000/5835	42	21	19x15x12x9x9	LIVE OAK	QUERCUS VIRGINIANA
HT	5836	58	29		LIVE OAK	QUERCUS VIRGINIANA
HT	5837	30	15		LIVE OAK	QUERCUS VIRGINIANA
HT	5838	59	29.5	40X21X17	LIVE OAK	QUERCUS VIRGINIANA
HT	16970	26	13.5		PECAN	CARYA ILL. NOINESIS
Legend	P=Protected HT=Heritage Tree R=Removal of Protected Tree R-HT=Removal of Heritage Tree D=Dead or Diseased NP=Not Protected C=Credit Tree X=Prohibited Species (must be removed)					

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING, PERMIT, CONSTRUCTION AND NOT TO BE RECORDED.

OWNER/DEVELOPER:  
NORTHVISTA RANCH, LLC  
C/O LUCY YANG  
3508 FAR WEST BLVD, SUITE 115  
AUSTIN, TX 78731  
(512) 850-4560  
LUCY@THELEGACYREALTY.COM

SURVEYOR:  
MATKIN HOOVER ENGINEERING & SURVEYING  
C/O KYLE PRESSLER, R.P.L.S.  
1701 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
(830) 249-0600  
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
C/O GARRETT D. KELLER, P.E.  
1701 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
OFF: (830) 249-0600  
FAX: (830) 249-0099  
GKELLER@MATKINHOOVER.COM

MATKINHOOVER

HEADQUARTERS  
8 SPENCER ROAD SUITE 300  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
  
1701 WILLIAMS DR.  
GEORGETOWN, TEXAS 78628  
OFFICE: 830.249.0600  
  
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512  
  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING  
& SURVEYING  
  
2219 SAWDUST RD, SUITE 1201  
SPRING, TEXAS 77380  
OFFICE: 830.249.0600

SUBMITAL DATE: APRIL 17, 2025  
MHS JOB NO. - 21-5066/16-4145  
MHE JOB NO. - 2835.0202

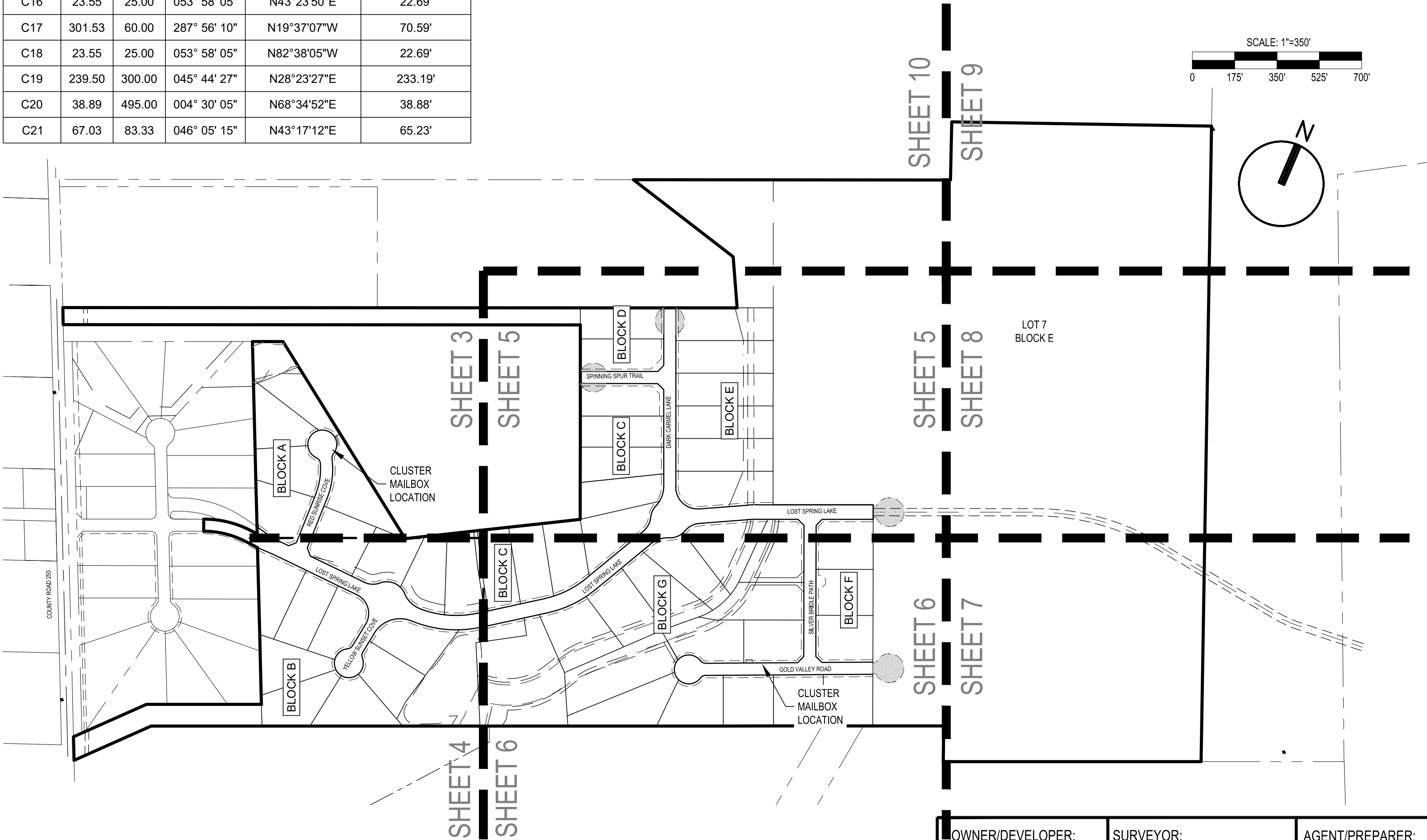
CITY PROJECT NO.  
2025 - 35 - FP

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	130.86	272.23	027° 32' 33"	N10°53'55"W	129.61'
C2	26.87	25.00	061° 35' 09"	N55°27'46"W	25.60'
C3	300.93	60.00	287° 22' 08"	N57°25'39"E	71.07'
C4	20.97	25.00	048° 03' 56"	S02°55'18"E	20.36'
C5	167.62	322.23	029° 48' 18"	S12°03'07"E	165.74'
C6	65.01	80.00	046° 33' 37"	N73°16'17"E	63.24'
C7	122.85	80.00	087° 59' 15"	N86°00'54"W	111.13'
C8	93.33	115.00	046° 30' 06"	S65°16'20"E	90.79'
C9	241.62	420.00	032° 57' 41"	N74°59'47"E	238.30'
C10	192.98	405.00	027° 18' 05"	N44°51'54"E	191.16'
C11	65.41	83.33	044° 58' 27"	N08°43'38"E	63.74'
C12	53.04	80.00	037° 59' 12"	N05°14'01"E	52.07'
C13	90.48	118.02	043° 55' 35"	N02°15'49"E	88.28'
C14	147.61	90.00	093° 58' 12"	N66°41'04"W	131.61'
C15	43.60	555.00	004° 30' 05"	S68°34'52"W	43.59'
C16	23.55	25.00	053° 58' 05"	N43°23'50"E	22.69'
C17	301.53	60.00	287° 56' 10"	N19°37'07"W	70.59'
C18	23.55	25.00	053° 58' 05"	N82°38'05"W	22.69'
C19	239.50	300.00	045° 44' 27"	N28°23'27"E	233.19'
C20	38.89	495.00	004° 30' 05"	N68°34'52"E	38.88'
C21	67.03	83.33	046° 05' 15"	N43°17'12"E	65.23'

# NORTH VISTA RANCH PHASE II FINAL PLAT

A 173.707 ACRE TRACT OF LAND, LOCATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 200.871 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2016060626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SITE CONTROL				
CP #	NORTHING	EASTING	ELEV.	DESCRIPTION
2	10241689.89	3082078.43	978.23'	SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP
3	10244024.63	30870954.52	978.23'	SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP
5346	10240232.77	3077236.75	958.15'	COTTON SPINDLE SET IN ASPHALT
5347	10241422.05	3076790.07	961.87'	COTTON SPINDLE SET IN ASPHALT



Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C22	73.78	80.00	052° 50' 23"	S46°39'46"W	71.19'
C23	84.91	116.20	041° 52' 06"	N52°08'55"E	83.03'
C24	221.57	465.00	027° 18' 05"	S44°51'54"W	219.48'
C28	75.38	60.00	071° 59' 02"	N05°48'06"W	70.52'
C29	292.05	480.00	034° 51' 41"	S75°56'47"W	287.57'
C30	177.16	125.00	081° 12' 09"	N52°46'33"E	162.70'
C31	23.55	25.00	053° 58' 05"	N14°48'34"W	22.69'
C32	301.53	60.00	287° 56' 10"	N77°49'31"W	70.59'
C33	23.55	25.00	053° 58' 05"	S39°09'31"W	22.69'
C34	141.86	85.00	095° 37' 24"	S35°38'13"E	125.96'
C36	218.38	297.23	042° 05' 47"	N18°11'15"W	213.50'
C37	298.73	450.00	038° 02' 08"	N77°32'01"E	293.28'
C38	207.28	435.00	027° 18' 05"	N44°51'54"E	205.32'
C39	41.25	525.00	004° 30' 05"	N68°34'52"E	41.23'
C40	175.26	375.00	026° 46' 38"	S84°12'38"W	173.67'
C41	198.62	425.00	026° 46' 38"	N84°12'38"E	196.82'
C42	202.08	450.00	025° 43' 45"	N83°41'12"E	200.38'
C56	67.25	420.00	009° 10' 27"	S78°51'42"E	67.18'
C57	23.44	506.50	002° 39' 06"	N26°49'49"W	23.44'
C58	22.75	491.50	002° 39' 06"	N26°49'49"W	22.74'
C59	299.53	277.61	061° 49' 12"	N65°34'35"E	285.21'
C60	112.96	345.77	018° 43' 05"	N41°54'23"E	112.46'
C61	199.58	250.00	045° 44' 27"	N28°23'27"E	194.32'
C62	79.66	250.00	018° 15' 22"	N03°36'27"W	79.32'
C63	270.20	350.00	044° 13' 54"	S54°40'00"W	263.54'
C64	80.30	245.79	018° 43' 05"	S41°54'20"W	79.94'
C65	275.48	350.00	045° 05' 47"	N28°42'47"E	268.42'
C66	123.61	350.00	020° 14' 05"	S04°35'49"E	122.97'

Temporary Turn Around Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C45	136.923	60.000	130° 45' 05"	N70°49'40"E	109.09'
C46	136.923	60.000	130° 45' 05"	N70°49'40"E	109.09'
C47	136.970	60.000	130° 47' 50"	S19°11'00"E	109.11'
C48	136.970	60.000	130° 47' 50"	N19°11'00"W	109.11'
C49	16.166	15.000	061° 44' 57"	S40°01'40"W	15.39'
C50	16.166	15.000	061° 44' 57"	S78°13'30"E	15.39'
C51	317.823	60.000	303° 29' 54"	N19°06'00"W	56.80'
C52	16.166	15.000	061° 44' 57"	S40°01'40"W	15.39'
C53	317.823	60.000	303° 29' 54"	N19°06'00"W	56.80'
C54	16.166	15.000	061° 44' 57"	S78°13'30"E	15.39'

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OWNER/DEVELOPER:

NORTHVISTA RANCH, LLC  
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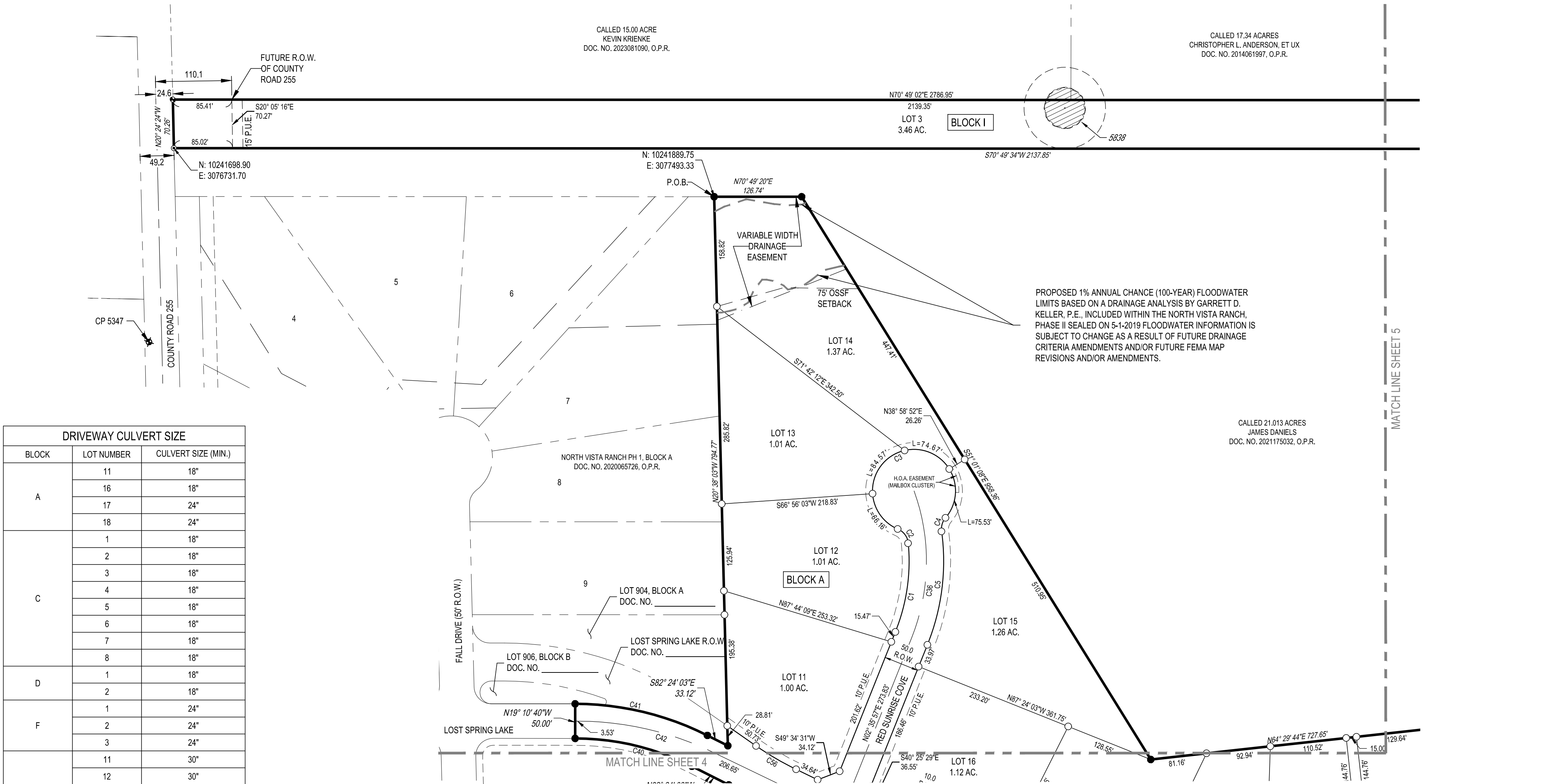
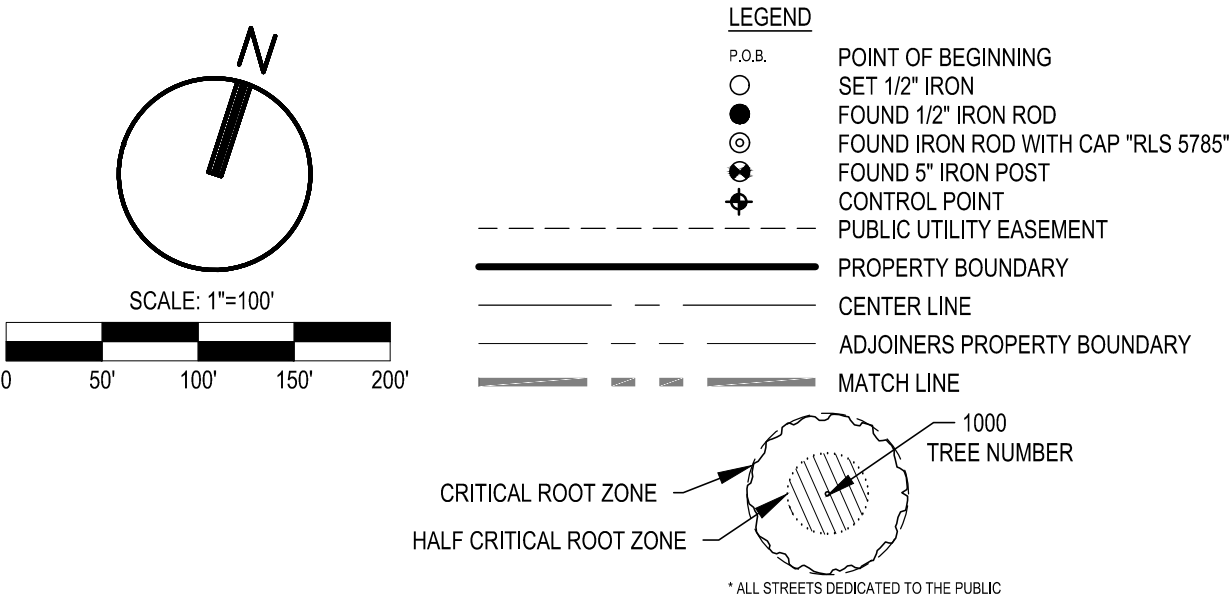
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SUBMITAL DATE: APRIL 17, 2025  
MHS JOB NO. - 21-5066/16-4145  
MHE JOB NO. - 2835.0202

CITY PROJECT NO.  
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NORTH VISTA RANCH  
PHASE II  
FINAL PLAT

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DRIVEWAY CULVERT SIZE		
BLOCK	LOT NUMBER	CULVERT SIZE (MIN.)
A	11	18"
	16	18"
	17	24"
	18	24"
C	1	18"
	2	18"
	3	18"
	4	18"
	5	18"
	6	18"
	7	18"
	8	18"
D	1	18"
	2	18"
F	1	24"
	2	24"
	3	24"
G	11	30"
	12	30"
	13	30"
	14	24"
	15	24"
	16	24"

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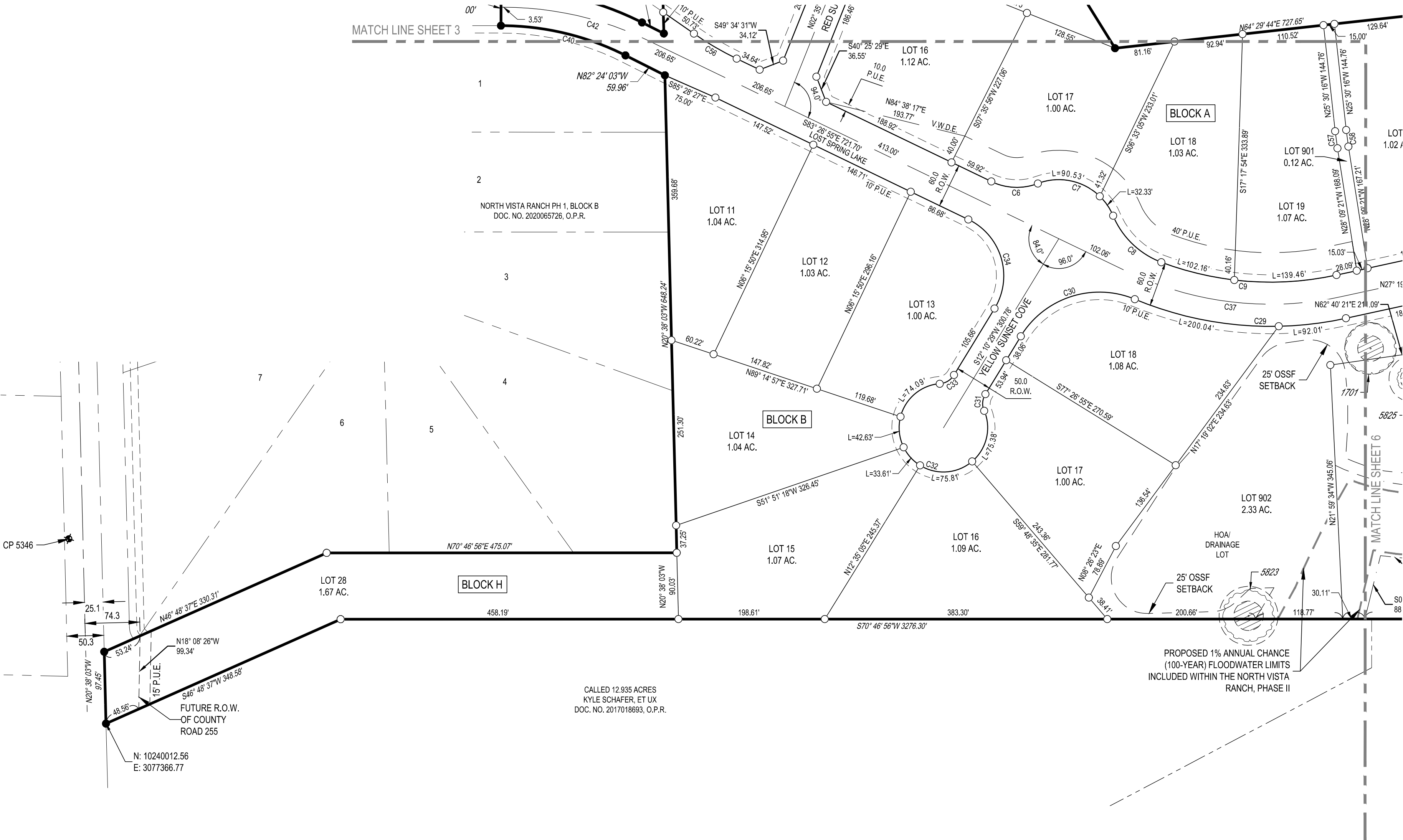
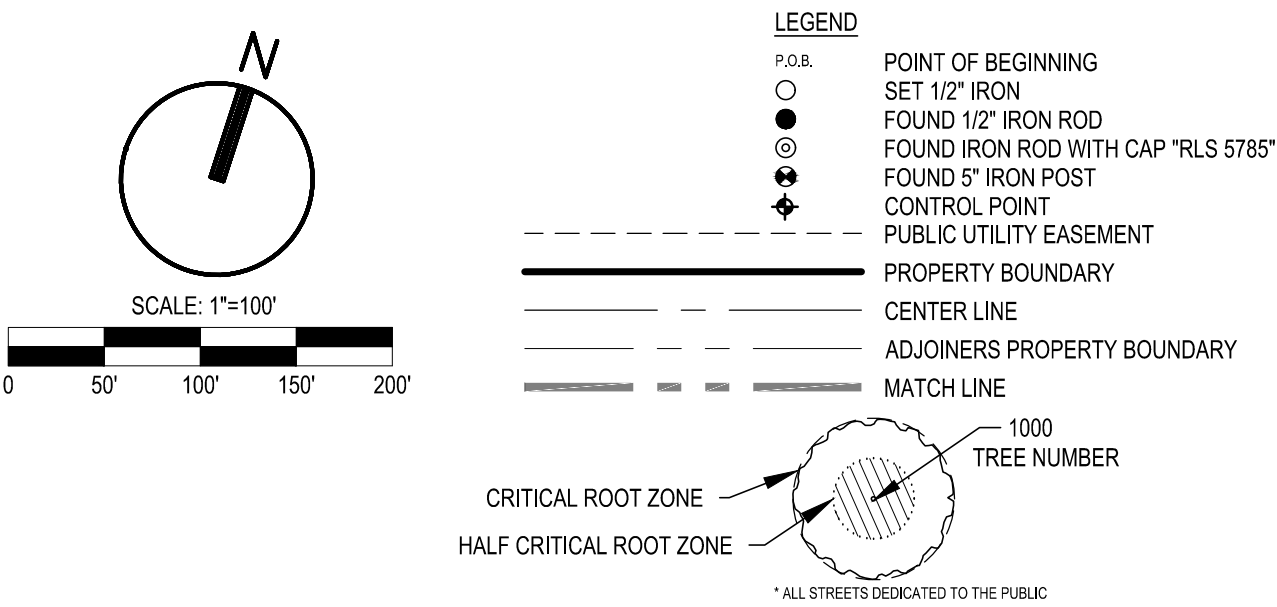
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BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
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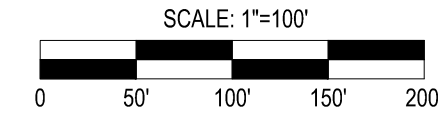
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SHEET 4 OF 11

A 173.707 ACRE TRACT OF LAND, LOCATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 200.871 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2016060626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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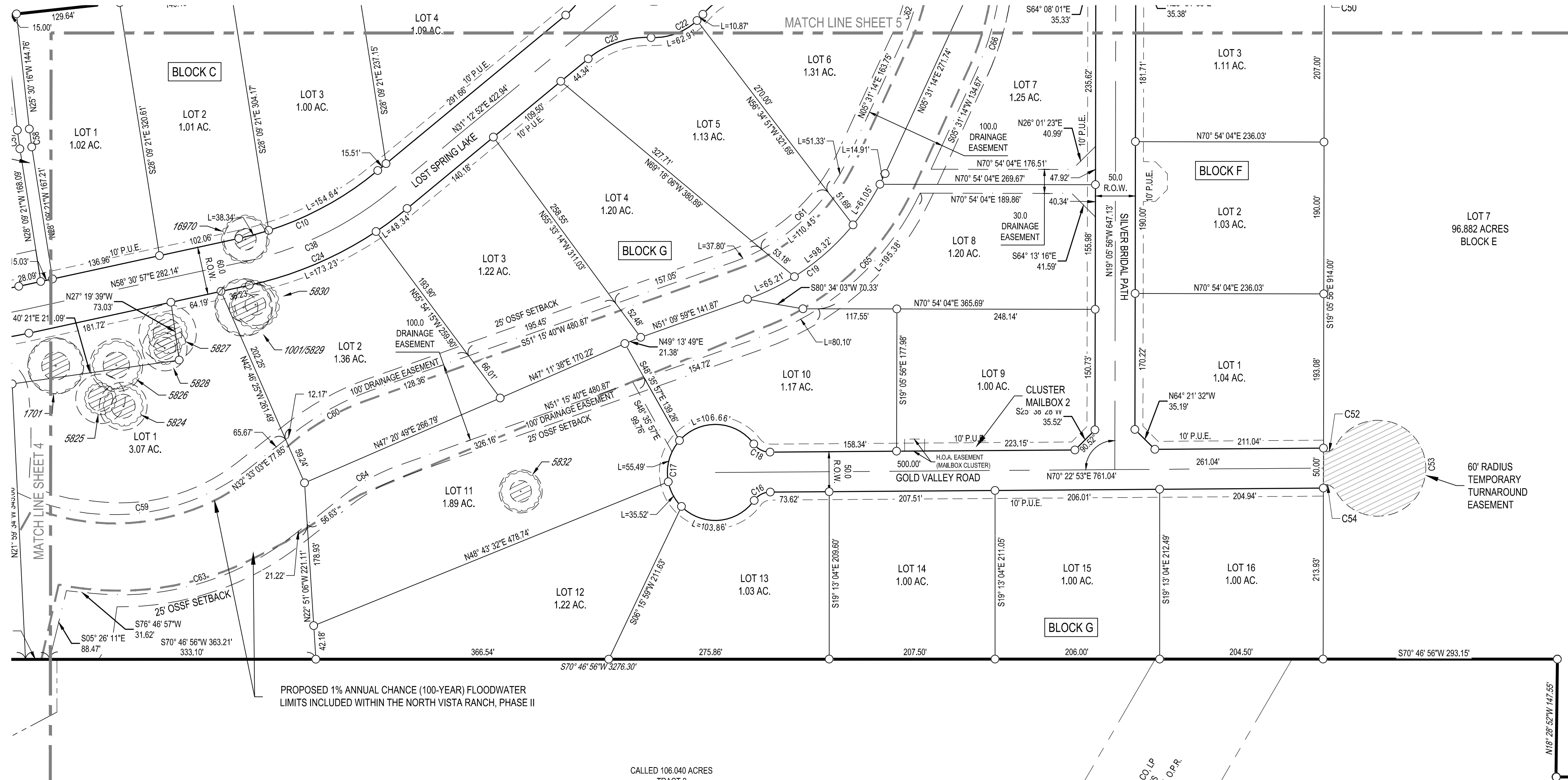
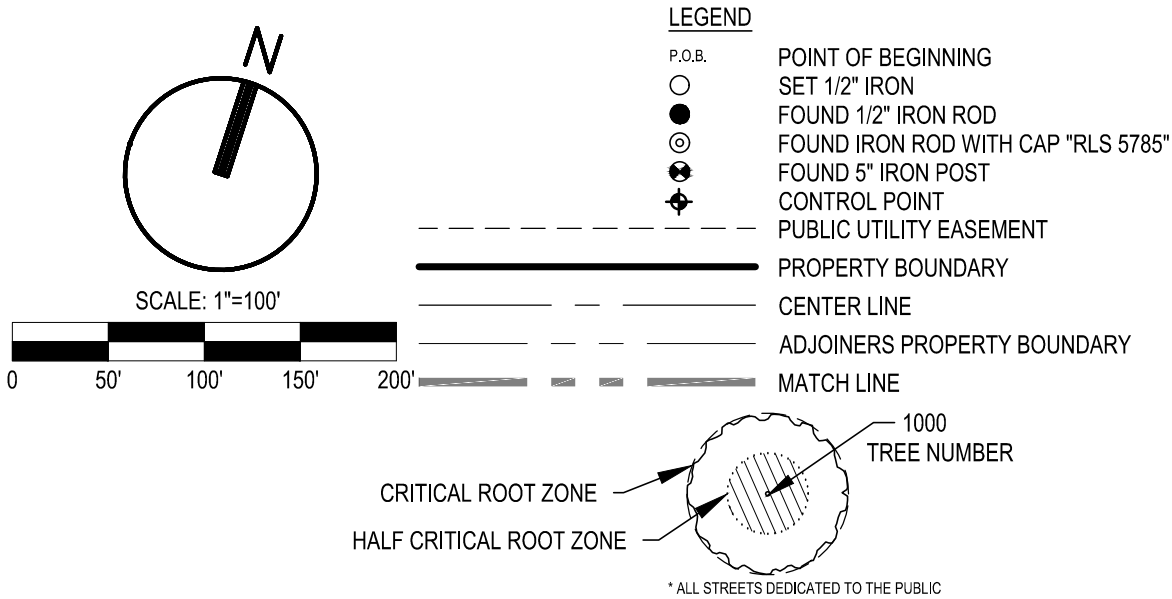
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CITY PROJECT NO.  
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**SHEET** 5 **OF** 11

NORTH VISTA RANCH  
PHASE II  
FINAL PLAT

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PROPOSED 1% ANNUAL CHANCE (100-YEAR) FLOODWATER LIMITS INCLUDED WITHIN THE NORTH VISTA RANCH, PHASE II

CALLED 106.040 ACRES  
TRACT 2  
ONX-ROCKING WILCO, LLC  
DOC. NO. 2021191090, O.P.R.

CALLED 160.107 ACRES  
TRACT 3  
ONX-ROCKING WILCO, LLC  
DOC. NO. 2021191090, O.P.R.

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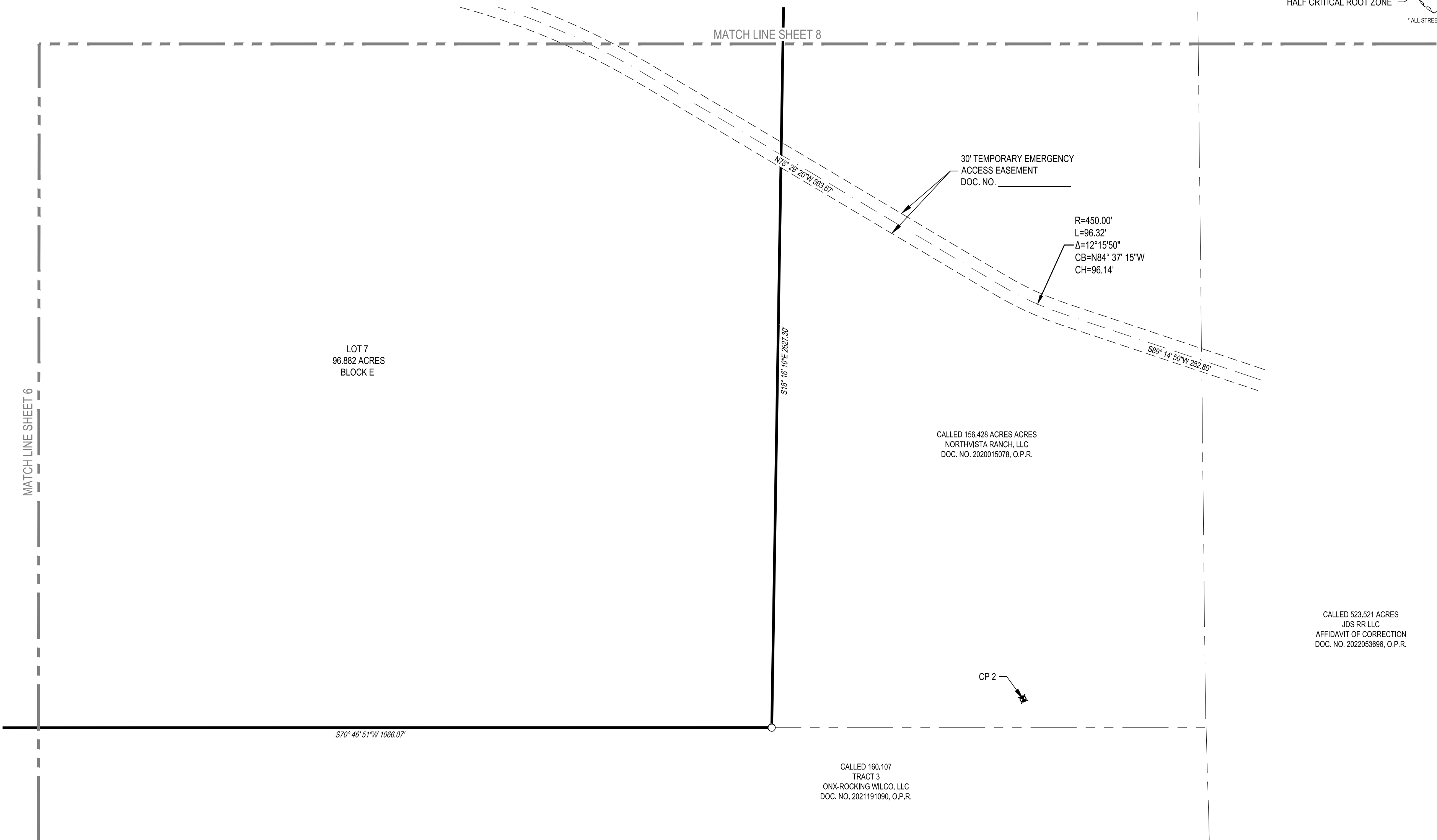
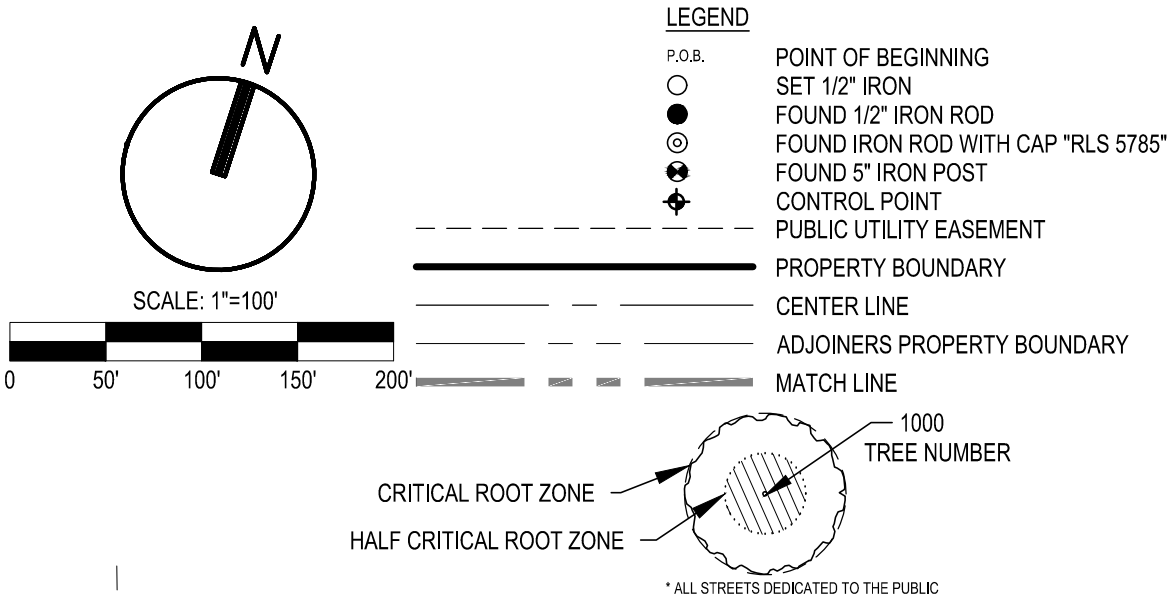
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SHEET 6 OF 11

NORTH VISTA RANCH  
PHASE II  
FINAL PLAT

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CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
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& SURVEYING

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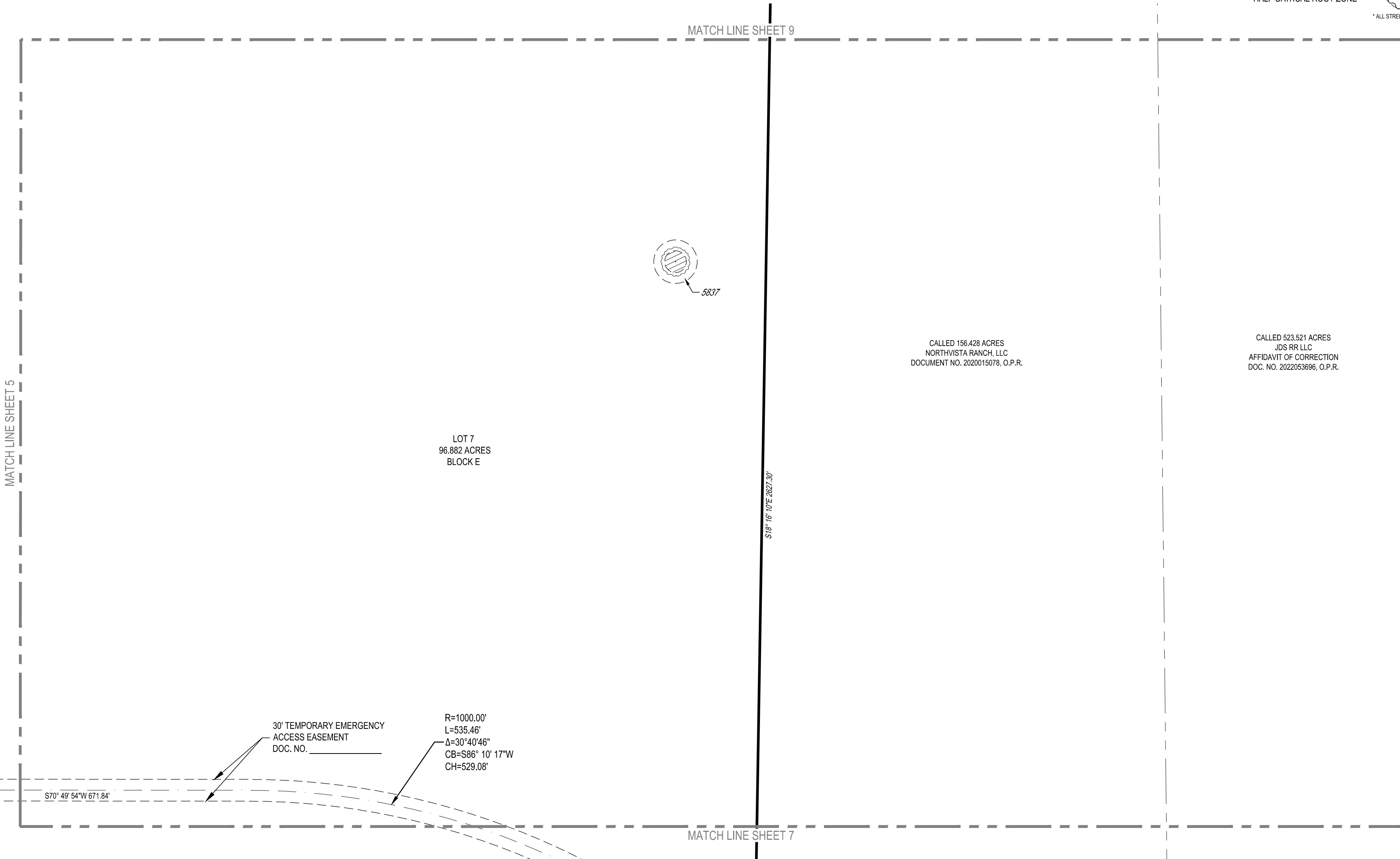
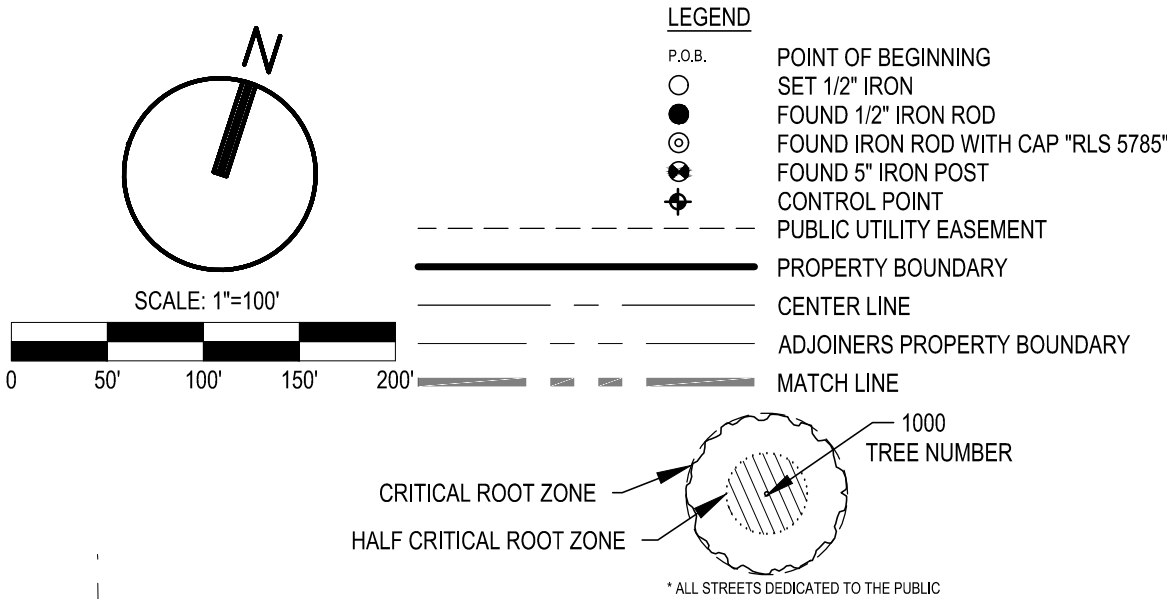
SUBMITAL DATE: APRIL 17, 2025  
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CITY PROJECT NO.  
2025 - 35 - FP

SHEET 7 OF 11

NORTH VISTA RANCH  
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(512) 850-4560  
LUCY@THELEGACYREALTY.COM

SURVEYOR:  
MATKIN HOOVER ENGINEERING &  
SURVEYING  
C/O KYLE PRESSLER, R.P.L.S  
1701 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
(830) 249-0600  
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:  
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**MATKINHOOVER**  
ENGINEERING  
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HEADQUARTERS  
8 SPENCER ROAD SUITE 300  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099

1701 WILLIAMS DR.  
GEORGETOWN, TEXAS 78628  
OFFICE: 830.249.0600

2219 SAWDUST RD. SUITE 1201  
SPRING, TEXAS 77380  
OFFICE: 830.249.0600

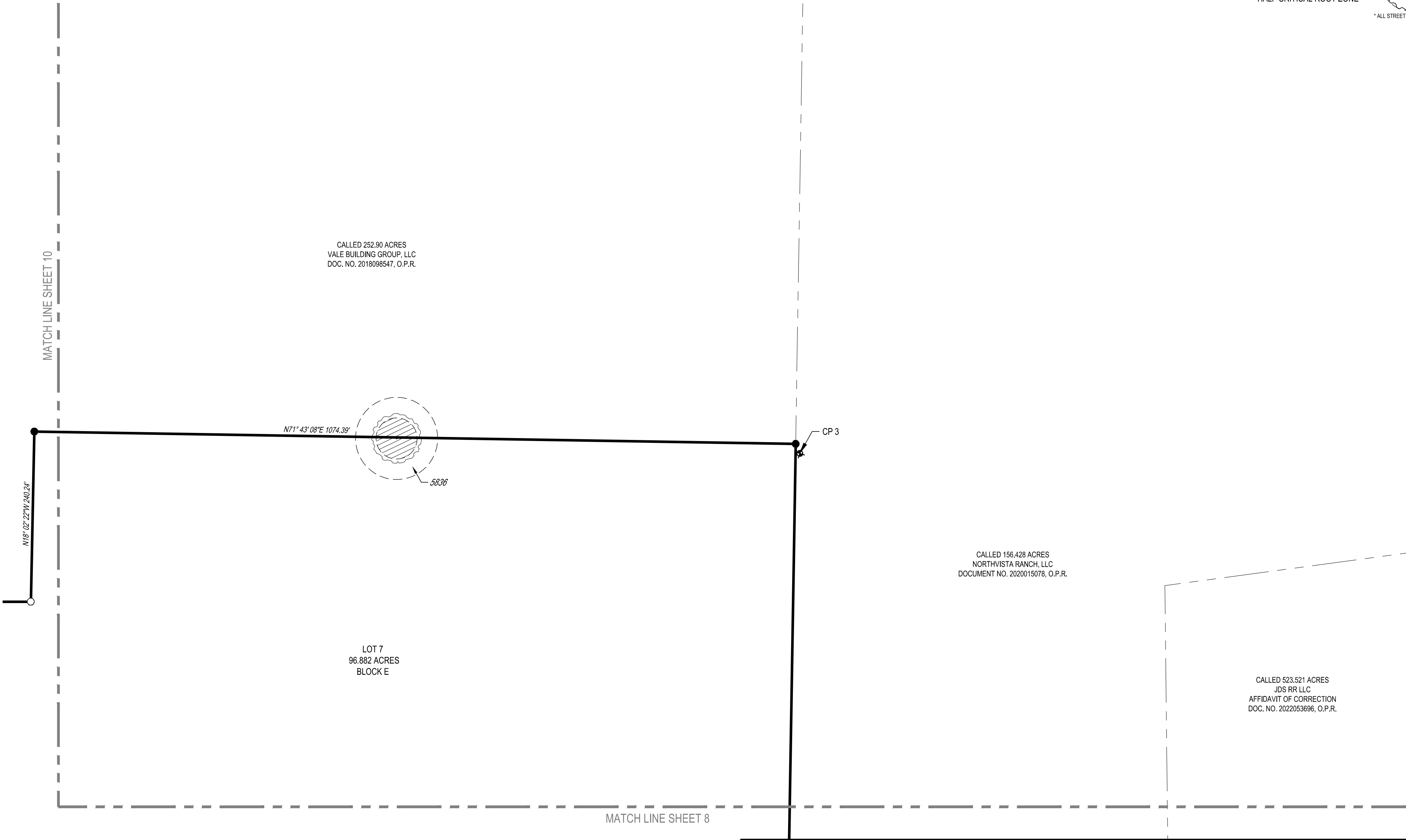
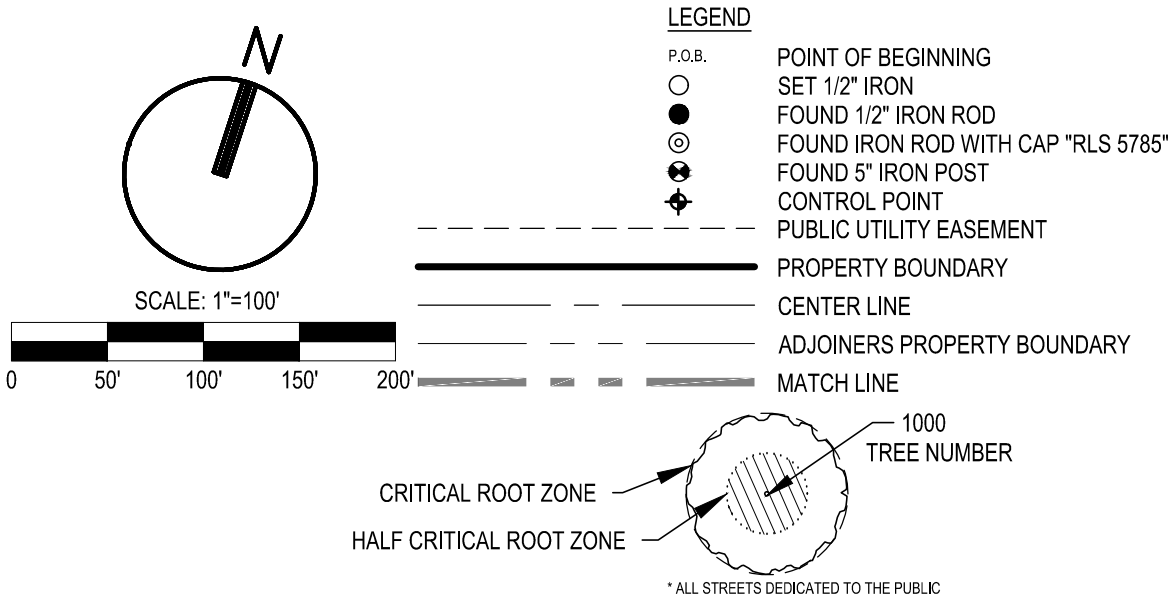
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SUBMITAL DATE: APRIL 17, 2025  
MHS JOB NO. - 21-5066/16-4145  
MHE JOB NO. - 2835.0202

CITY PROJECT NO.  
2025 - 35 - FP

NORTH VISTA RANCH  
PHASE II  
FINAL PLAT

A 173.707 ACRE TRACT OF LAND, LOCATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 200.871 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2016060626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



FOR REVIEW. THIS  
DOCUMENT IS RELEASED  
FOR THE PURPOSE OF  
REVIEW ONLY. IT IS NOT TO  
BE USED FOR BIDDING,  
PERMIT, CONSTRUCTION  
AND NOT TO BE RECORDED.

OWNER/DEVELOPER:  
NORTHVISTA RANCH, LLC  
C/O LUCY YANG  
3508 FAR WEST BLVD, SUITE 115  
AUSTIN, TX 78731  
(512) 850-4560  
LUCY@THELEGACYREALTY.COM

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N

SCALE: 1"=100'

0

50'

100'

150'

200'

P.O.B.

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⊕

⊕

POINT OF BEGINNING

SET 1/2" IRON

FOUND 1/2" IRON ROD

FOUND IRON ROD WITH CAP "RLS 5785"

FOUND 5" IRON POST

CONTROL POINT

PUBLIC UTILITY EASEMENT

PROPERTY BOUNDARY

CENTER LINE

ADJOINERS PROPERTY BOUNDARY

MATCH LINE

CRITICAL ROOT ZONE

HALF CRITICAL ROOT ZONE

1000

TREE NUMBER

\* ALL STREETS DEDICATED TO THE PUBLIC

NORTHCROSS, J. SUR.,  
ACRES 195.427  
DOC. NO. 2018098547  
OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

CALLLED 17.34 ACRES  
CHRISTOPHER L. ANDERSON, ET UX  
DOC. NO. 2014061997, O.P.R.

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CITY PROJECT NO.  
2025 - 35 - FP

SHEET 10 OF 11

Date: Jun 15, 2025 7:26pm User ID: ckeller

G:\PROJECTS\2835 - North Vista Ranch\02 - Phase 2\MDP Zoning Platting\Final Plat\2 Final Plat.dwg

Date: Jun 15, 2025 7:46pm User ID: ckeller

<div>NOTES:</div> <div><div><div>1.</div><div>UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: GEORGETOWN UTILITY SYSTEMS, SEPTIC: ON SITE SEWAGE FACILITIES, AND ELECTRIC: PEDERNALES ELECTRIC CO-OP.</div></div><div><div>2.</div><div>ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.</div></div><div><div>3.</div><div>THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.</div></div><div><div>4.</div><div>IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.</div></div><div><div>5.</div><div>ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.</div></div><div><div>6.</div><div>PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY FEE-IN-LIEU .</div></div><div><div>7.</div><div>ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.</div></div><div><div>8.</div><div>ALL INDIVIDUAL LOTS CONTAINING HERITAGE TREES ARE CONFIGURED AND DESIGNED SO THAT THE LOT IS DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREES CRZ.</div></div><div><div>9.</div><div>A 10-FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.</div></div><div><div>10.</div><div>THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83 HARN - TEXAS CENTRAL ZONE AND NAVD 88.</div></div><div><div>11.</div><div>IMPERVIOUS COVERAGE PLAT NOTES - RESIDENTIAL LOTS: THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 8,155 SQUARE FEET.</div></div><div><div>12.</div><div>THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT- OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.</div></div><div><div>13.</div><div>THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.</div></div><div><div>14.</div><div>NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.</div></div><div><div>15.</div><div>RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.</div></div><div><div>16.</div><div>UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.</div></div><div><div>17.</div><div>ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.</div></div><div><div>18.</div><div>THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.</div></div><div><div>19.</div><div>UNTIL SUCH TIME THAT THIS PROPERTY IS ANNEXED INTO THE CITY LIMITS, A 50' BUILDING SETBACK FROM EDGE OF RIGHT-OF-WAY OF CR255 WILL APPLY.</div></div><div><div>20.</div><div>UNTIL SUCH TIME THAT THIS PROPERTY IS ANNEXED INTO THE CITY LIMITS, A 25' BUILDING SETBACK FROM EDGE OF RIGHT-OF-WAY OF ALL STREETS WITHIN THIS SUBDIVISION WILL APPLY.</div></div><div><div>21.</div><div>STATE OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE..</div></div><div><div>22.</div><div>ALL LOTS WITHIN THE PROPOSED SUBDIVISION AT OR BELOW AN ELEVATION OF 993' WILL BE REQUIRED TO INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE TO ENSURE NO LOT WILL EXCEED A MAXIMUM PRESSURE OF 80 PSI TO ANY RESIDENTIAL LOT.</div></div><div><div>23.</div><div>A SEPTIC PERMIT SHALL NOT BE GRANTED TO ANY LOT WITH A MINIMUM SIZE LESS THAN 1 ACRE IN COMPLIANCE WITH THE CURRENT WILLIAMSON COUNTY OSSF ORDER.</div></div></div>		<div><div><div><div><div><div>NORTH VISTA RANCH</div><div>PHASE II</div><div>FINAL PLAT</div></div><div><div>A 173.707 ACRE TRACT OF LAND, LOCATED IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A CALLED 200.871 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2016060626 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.</div></div></div></div><div><div>SURVEYORS CERTIFICATION</div><div>I, <u>KYLE L. PRESSLER</u>, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.</div><div>TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.</div><div><div><div><div><div>KYLE L. PRESSLER</div><div>REGISTERED PROFESSIONAL SURVEYOR</div><div>NO. 6528 STATE OF TEXAS</div></div></div></div><div>ENGINEERS CERTIFICATION</div><div>I, <u>GARRETT D. KELLER</u>, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD HAZARD BOUNDARY FIRM MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE 9/26/2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.</div><div>THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATION BY THIS PLAT.</div><div>THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.</div><div>TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.</div><div><div><div><div><div>GARRETT D. KELLER</div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>NO. 111511 STATE OF TEXAS</div></div></div></div><div>WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR</div><div>BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERE TO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON CONTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS AMD SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.</div><div><div><div><div><div>ADAM D. BOATRIGHT, P.E.</div><div>WILLIAMSON COUNTY ENGINEER</div></div></div></div><div>DATE</div></div><div><div>WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)</div><div>BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.</div><div><div><div><div><div>ADAM D. BOATRIGHT, P.E.</div><div>WILLIAMSON COUNTY ENGINEER</div></div></div></div><div>DATE</div></div></div></div></div></div></div></div>		<div><div>STATE OF TEXAS {</div><div>KNOW ALL MEN BY THESE PRESENTS</div><div>COUNTY OF WILLIAMSON {</div><div>I, <u>LUCY YANG</u>, MANAGER OF NORTH VISTA RANCH, LLC, SOLE OWNER OF THE CERTAIN 173.707 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016060626, OF THE OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE.</div><div>TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.</div><div><div><div><div><div>LUCY YANG, MANAGER</div><div>NORTH VISTA RANCH, LLC</div><div>504 LAVACA STREET, SUITE 900</div><div>AUSTIN, TEXAS 78701</div></div></div></div><div>STATE OF TEXAS {</div><div>KNOW ALL MEN BY THESE PRESENTS</div><div>COUNTY OF WILLIAMSON {</div><div>BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUCY YANG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.</div><div>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.</div><div><div><div><div><div>NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS</div></div></div></div><div>MY COMMISSION EXPIRES ON: _____</div></div><div>I, <u>SOFIA NELSON</u>, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.</div><div><div><div><div><div>SOFIA NELSON, PLANNING DIRECTOR</div><div>DATE</div></div></div></div><div>STATE OF TEXAS {</div><div>KNOW ALL MEN BY THESE PRESENTS;</div><div>COUNTY OF WILLIAMSON {</div><div>I, <u>NANCY RISTER</u>, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.</div><div>TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.</div><div>NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS</div><div>BY: _____, DEPUTY</div></div></div></div>	
<div><div><div><div><div><div><b>LIENHOLDER CERTIFICATION</b></div></div><div>STATE OF TEXAS {</div><div>KNOW ALL MEN BY THESE PRESENTS</div><div>COUNTY OF WILLIAMSON {</div><div>I, _____, TRUSTEE OF INDEPENDENT BANK, LIEN HOLDER OF THE CERTAIN 173.707 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016060626 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTION LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN ALL EASEMENTS SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS NORTH VISTA RANCH PHASE II.</div><div>TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____.</div><div><div><div><div><div>NAME: _____</div><div>INDEPENDENT BANK</div><div>ADDRESS: _____</div></div></div></div><div>STATE OF TEXAS {</div><div>KNOW ALL MEN BY THESE PRESENTS</div><div>COUNTY OF WILLIAMSON {</div><div>BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.</div><div>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.</div><div><div><div><div><div>NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS</div></div></div></div><div>MY COMMISSION EXPIRES ON: _____</div></div></div></div></div></div></div>		<div><div>FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER GARRETT D. KELLER, PE # 111511. IT IS NOT TO BE USED FOR BIDDING PERMIT, OR CONSTRUCTION. DATE: JUNE, 2025</div><div>OWNER/DEVELOPER: NORTHVISTA RANCH, LLC C/O LUCY YANG 3508 FAR WEST BLVD, SUITE 115 AUSTIN, TX 78731 (512) 850-4560 LUCY@THELEGACYREALTY.COM</div><div>SURVEYOR MATKIN HOOVER ENGINEERING &amp; SURVEYING C/O KYLE PRESSLER, R.P.L.S 1701 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628 (830) 249-0600 KYLE.PRESSLER@MATKINHOOVER.COM</div><div>AGENT/PREPARER: MATKIN HOOVER ENGINEERING &amp; SURVEYING C/O GARRETT D. KELLER, P.E. 1701 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM</div><div><div><div><div><div><b>MATKINHOOVER</b></div><div>ENGINEERING &amp; SURVEYING</div></div><div><div>8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830)249-0600 CONTACT@MATKINHOOVER.COM TEXAS REGISTERED ENGINEERING FIRM F-004512 BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000 GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347 CIVIL ENGINEERS   SURVEYORS   LAND PLANNERS   CONSTRUCTION MANAGERS   CONSULTANTS</div></div></div></div><div>SUBMITAL DATE: APRIL 17, 2025 MHS JOB NO. - 21-5066/16-4145 MHE JOB NO. - 2835.0202  CITY PROJECT NO. 2025 - 35 - FP  <b>SHEET 11 OF 11</b></div></div></div>			

G:\PROJECTS\2835 - North Vista Ranch\02 - Phase 2\MDP Zoning Platting\Final Plat\11 FINAL PLAT SIGNATURE SHEET.dwg



# **North Vista Ranch, Phase 2 CZP Application**

## **Section 2 – Contributing Zone Plan Application**

# Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Cody Morris, P.E.

Date: 4/30/25

Signature of Customer/Agent:



Regulated Entity Name: North Vista Ranch, Phase 2

## Project Information

1. County: Williamson
2. Stream Basin: North Fork San Gabriel River
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: Lucy Yang

Entity: Northvista Ranch, LLC

Mailing Address: 11673 Jollyville Road, Suite B101

City, State: Austin, Texas

Telephone: 512-850-4560

Email Address: lucy@thelegacyreality.com

Zip: 78759

Fax: \_\_\_\_\_

5. Agent/Representative (If any):

Contact Person: Cody Morris, P.E.

Entity: MatkinHoover Engineering & Surveying

Mailing Address: 8 Spencer Road, Suite #100

City, State: Boerne, Texas

Zip: 78006

Telephone: 830-249-0600

Fax: \_\_\_\_\_

Email Address: cmorris@matkinhoover.com

6. Project Location:

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

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The site is located in Williamson County, TX approximately a quarter mile northwest from the intersection of CR 255 and CR 289 and in the City of Georgetown ETJ.

8. ☒ **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

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

- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
- ☐ Other: \_\_\_\_\_

12. The type of project is:

- ☒ Residential: # of Lots: \_\_\_\_\_
- ☐ Residential: # of Living Unit Equivalents: \_\_\_\_\_
- ☐ Commercial
- ☐ Industrial
- ☐ Other: \_\_\_\_\_

13. Total project area (size of site): 173.707 Acres

Total disturbed area: 34.00 Acres

14. Estimated projected population: 208

15. The amount and type of impervious cover expected after construction is complete is shown below:

**Table 1 - Impervious Cover**

<i><b>Impervious Cover of Proposed Project</b></i>	<i><b>Sq. Ft.</b></i>	<i><b>Sq. Ft./Acre</b></i>	<i><b>Acres</b></i>
Structures/Rooftops	208,936	÷ 43,560 =	4.80
Parking		÷ 43,560 =	
Other paved surfaces	509,436	÷ 43,560 =	11.69
Total Impervious Cover	718,372	÷ 43,560 =	16.49

**Total Impervious Cover** 16.49 ÷ **Total Acreage** 173.707 X 100 = 9.49% Impervious Cover

16. ☒ **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

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

### ***For Road Projects Only***

***Complete questions 18 - 23 if this application is exclusively for a road project.***

☒ N/A

18. 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.

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: \_\_\_\_\_

20. Right of Way (R.O.W.):

Length of R.O.W.: \_\_\_\_\_ feet.

Width of R.O.W.: \_\_\_\_\_ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: \_\_\_\_\_ feet.

Width of pavement area: \_\_\_\_\_ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area \_\_\_\_\_ acres  $\div$  R.O.W. area \_\_\_\_\_ acres  $\times 100 = \text{_____ \%}$  impervious cover.

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

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

23. ☐ 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***

24. ☒ **Attachment E - 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 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***

25. ☒ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☐ N/A

26. Wastewater will be disposed of by:

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

☒ **Attachment F - 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):

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

☐ Existing.

☐ Proposed.

☒ N/A

### ***Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons***

***Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.***

☒ N/A

27. Tanks and substance stored:

**Table 2 - Tanks and Substance Storage**

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

**Total x 1.5 = \_\_\_\_\_ Gallons**

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

5 of 11

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

- ☐ **Attachment G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

**Table 3 - Secondary Containment**

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

**Total: \_\_\_\_\_ Gallons**

30. Piping:

- ☐ All piping, hoses, and dispensers will be located inside the containment structure.
- ☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
- ☐ The piping will be aboveground
- ☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: \_\_\_\_\_.

32. ☐ **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:

- ☐ Interior dimensions (length, width, depth and wall and floor thickness).
- ☐ Internal drainage to a point convenient for the collection of any spillage.
- ☐ Tanks clearly labeled
- ☐ Piping clearly labeled
- ☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

- ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

## **Site Plan Requirements**

**Items 34 - 46 must be included on the Site Plan.**

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.  
Site Plan Scale: 1" = 200'.
35. 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): FEMA FIRM Map 48491C0275E, September 26, 2008.
36. ☒ 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, etc. are shown on the site plan.
- ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).  
☒ N/A
43. ☐ Locations where stormwater discharges to surface water.  
☒ There will be no discharges to surface water.
44. ☐ Temporary aboveground storage tank facilities.  
☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.  
☒ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

### ***Permanent Best Management Practices (BMPs)***

#### ***Practices and measures that will be used during and after construction is completed.***

47. ☐ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.  
☒ N/A
48. ☐ 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
49. ☐ 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
50. 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.

51. 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 I - 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.

52. ☒ **Attachment J - 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.

53. ☒ **Attachment K - 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.

54. ☐ **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

☒ N/A

55. ☐ **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☒ N/A

56. ☐ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

- ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
- ☐ Signed by the owner or responsible party
- ☐ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
- ☐ Contains a discussion of record keeping procedures

☒ N/A

57. ☐ **Attachment O - 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

58. ☒ **Attachment P - 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 result in water quality degradation.

☐ N/A

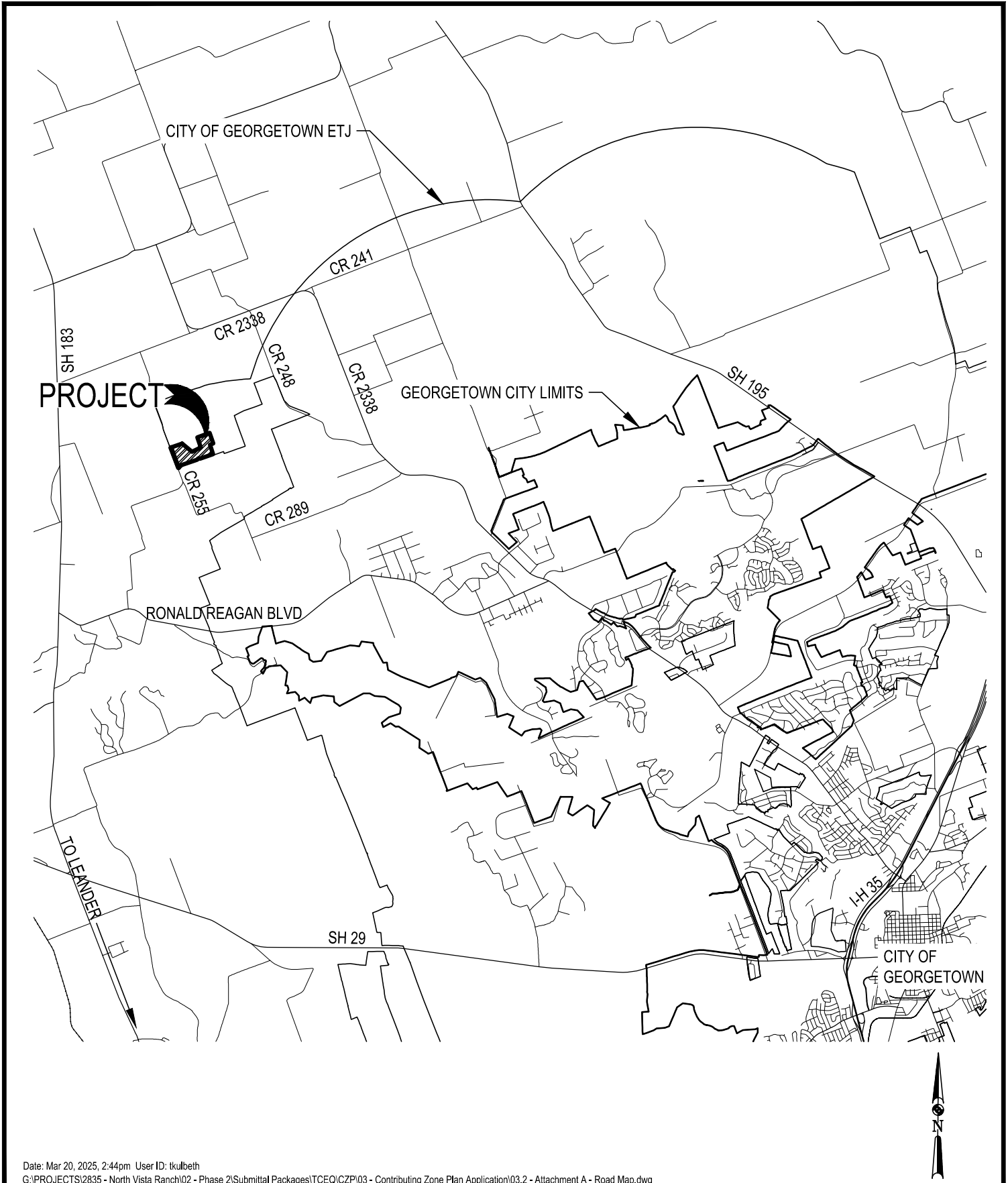
***Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.***

59. ☐ 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.
60. ☐ 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.

### ***Administrative Information***

- 61. ☒ 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.
- 62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
- 63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- ☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.



Date: Mar 20, 2025, 2:44pm User ID: tkulbeth

G:\PROJECTS\2835 - North Vista Ranch\02 - Phase 2\Submittal Packages\TCEQ\ICZP\03 - Contributing Zone Plan Application\03.2 - Attachment A - Road Map.dwg

**MATKIN HOOVER**

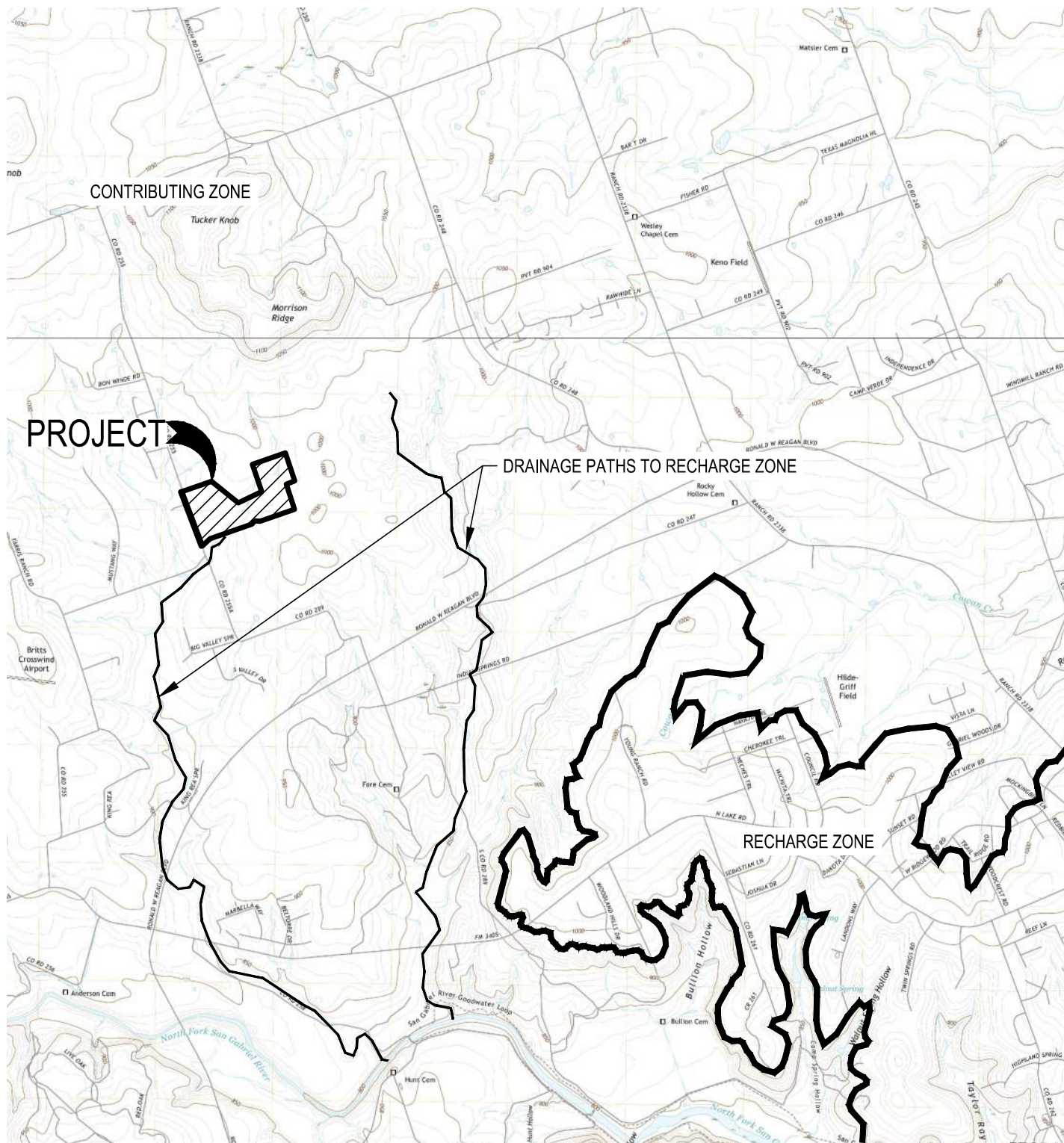
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0699  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000

ENGINEERING  
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

LOCATION MAP  
FOR  
NORTH VISTA RANCH  
WILLIAMSON COUNTY, TEXAS

JOB NO.	2835.02
DATE	MAR 2025
DESIGNED	TJK
CHECKED	CLM
SHEET	ATTACH A



Date: Mar 26, 2025, 8:33am User ID: manderson

G:\PROJECTS\2835 - North Vista Ranch\02 - Phase 2\Submittal Packages\TCEQ\ICZP\02 - Contributing Zone Plan Application\02.3 - Attachment B - USGS Quadrangle Map.dwg

USGS LEANDER  
NE  
QUADRANGLE:

**MATKINHOOPER**

ENGINEERING  
& SURVEYING

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0699  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
TEXAS REGISTERED SURVEYING FIRM F-10024000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

USGS / EDWARDS AQUIFER RECHARGE ZONE MAP  
FOR  
NORTH VISTA RANCH  
WILLAMSON COUNTY, TEXAS

JOB NO.	2835.00
DATE	JULY 2017
DESIGNED	RAW
CHECKED	GDK
SHEET	ATTACH B

### **1. Area of the Site**

The project area spans 82.50-acres that is located within Williamson County, Texas, inside the City of Georgetown's ETJ approximately 0.25 miles Northwest from the intersection of CR 255 and CR 289. This development is part of a multi-phase development with Phase 1 being constructed in 2018 and consists of streets and residential homes. Phase 2 is proposed and will consist of 82.50 acres, 52 residential lots, 4 non-residential lots, public right of way, streets, drainage infrastructure and stormwater management controls. This site is located within the Edwards Aquifer Contributing Zone and drains to the North Fork San Gabriel River. The subject property is not encroached by FEMA-mapped floodplain with a Zone X classification as scaled from and identified by the U.S. Federal Emergency Management Agency boundary map 48491C0275E for Williamson County dated effective September 26, 2008.

### **2. Offsite Area**

There is an existing home site and gravel driveway to the north of the site and several small subdivisions to the south and east. There are approximately 225 acres of watershed upgradient from the site.

### **3. Impervious cover**

Under existing conditions the site is undeveloped land that has historically been used for agriculture and livestock resources with no impervious cover.

For the proposed impervious cover calculation, it was assumed that each house and driveway would ultimately contain 8,154 square feet of impervious cover. The proposed roadways will consist of 254,125 square feet of roads. Sidewalks, drainage structures, and other miscellaneous impervious cover will consist of 40,190 square feet. The estimated lot impervious cover including homes and driveway will consist of 424,004 square feet. The total impervious cover is estimated at 718,372 square feet. Upon completion, the site will consist of 16.49 acres (19.99%) of impervious cover. These estimates are considered conservative and fully developed conditions are expected to contain less impervious cover than these estimates.

### **4. Permanent BMPs**

This development will consist of less than 20% impervious cover and permanent BMPs are not proposed.

### **5. Proposed site use**

The proposed development will consist of 52 single family residential tracts averaging 1 acres in size with the residential development consisting of streets, driveways, and homes.

**6. Site history and previous development**

According to topographic maps and satellite imagery, the site has undeveloped rangeland since as early as 1996 with no permanent on-site improvements. The surrounding area is residential lots and undeveloped land.

**7. Area to be demolished**

There are no areas to be demolished within the property.

## NORTH VISTA RANCH, PHASE 2

### FACTORS AFFECTING WATER QUALITY

---

The potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the site during construction and after construction are as follows:

**Soil Erosion:**

During site clearing and earthwork, soil erosion is a significant concern. Erosion can occur due to the disturbance of soil and vegetation, especially on sloped areas, leading to sediment runoff into stormwater.

**Oil, Grease, Fuel, and Hydraulic Fluid Contamination:**

Construction equipment and vehicles may leak oil, grease, fuel, and hydraulic fluids, which can contaminate stormwater through drippings and spills.

**Hydrocarbons from Asphalt Paving:**

Asphalt paving operations can release hydrocarbons into stormwater, primarily through the handling and application of asphalt materials.

**Miscellaneous Trash and Litter:**

Construction sites often generate various types of trash and litter, including materials wrappings, which can be carried into stormwater runoff and adversely impact water quality.

The potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the site after construction and after construction are as follows:

**Oil, Grease, Fuel, and Hydraulic Fluid Contamination:**

Vehicle drippings continue to be a concern even after construction is completed. Vehicles on-site may still leak these fluids, which can enter stormwater.

**Dirt and Dust:**

Dirt and dust particles can accumulate on vehicles and equipment and may fall off onto paved surfaces. These particles can be washed into stormwater during rainfall events, potentially leading to sedimentation and turbidity in the discharge.

**Miscellaneous Trash and Litter:**

Even after construction, there is the potential for continued generation of trash and litter on-site, which can be carried into stormwater runoff if not properly managed.

To mitigate the adverse environmental impacts of these potential pollution sources, it's essential to implement best management practices (BMPs) and erosion control measures during construction and to establish regular maintenance practices after construction to prevent or reduce these pollutants from entering stormwater and, ultimately, local water bodies.

## NORTH VISTA RANCH, PHASE 2

### VOLUME AND CHARACTER OF STORMWATER

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The total project acreage of this site is 82.50 acres. The general slope of the site ranges from 1% to 35% and is currently undeveloped. The proposed development will consist of 52 single family residential tracts with a lot size ranging from 1 to 10 acres. Upon completion, the site will consist of an estimated 19.99% impervious cover.

The SCS method with the city of Georgetown's 24-hour rainfall distribution was utilized. Time of concentration values were established using the city of Georgetown's drainage criteria manual and curve numbers used for these calculations are a combination of NRCS Soil Data and the city of Georgetown's Drainage Criteria Manual. Pre-development curve numbers were established using the NRCS Soil Data which resulted in a soil group of D. Post-development curve numbers were established through the NRCS Soil Data as well only differing from pre-development due to the change in landscaping requirements. Hydraflow Hydrographs was used to calculate the storm water runoff for the 100-year storm event. Four watersheds were modeled in order to compare the existing and proposed conditions (CP-A, B, C, & D). Each computation point discharges to unnamed tributaries of the North Fork San Gabriel River which ultimately drains into Lake Georgetown. Below is a summary of the pre-developed and post-developed runoff:

#### CP-A

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	73.9	56.75	270.50

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	74.2	53.82	258.40

Increase in Runoff:

$$Q_{100} = -12.1 \text{ cfs}$$

#### CP-B

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	74.0	18.08	92.6

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	74.0	16.99	92.0

Increase in Runoff:

$$Q_{100} = -0.06 \text{ cfs}$$

#### CP-C

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	74.0	18.72	100.5

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	74.0	11.80	69.1

Increase in Runoff:

$$Q_{100} = -31.40 \text{ cfs}$$

NORTH VISTA RANCH, PHASE 2  
VOLUME AND CHARACTER OF STORMWATER

---

CP-D

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	72.1	258.62	1173.2

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q <sub>100</sub>	72.6	269.56	1173.1

Increase in Runoff:

$$Q_{100} = -0.01 \text{ cfs}$$

NORTH VISTA RANCH, PHASE 2  
SUITABILITY LETTER FROM AUTHORIZED AGENT

---

**See Attached Letter on next page**



John Teel, MS, RS, WCCHD Executive Director  
Deborah L. Marlow, RS, Director for Environmental Health Services

June 12, 2017

Environmental Health Services Programs:  
Retail Food Establishment Permitting and Inspections  
Food Handler Training Classes  
On-Site Sewage Facility Permitting and Inspections  
Subdivision Review  
Integrated Mosquito Management  
Public Health Nuisance Investigations

The Legacy Realty LLC  
11149 Reasearch Blvd,  
Ste. 308  
Auston, TX 78759-5216

RE: 2696 CR 255, Georgetown, TX 78633  
AW0478 AW0478 - Northcross, J. Sur., ACRES 136.021

The above referenced property is located within the Edwards Aquifer Contributing Zone.

Based on the surrounding subdivisions and the soil survey for Williamson County and planning material received, this office is able to determine that the soil and site conditions of this lot is suitable to allow the use of on-site sewage facilities (OSSF). It should be noted that this office has not actually studied the physical properties of this site. Site specific conditions such as OSSF setbacks, recharge features, drainage, soil conditions, etc..., will need taken into account in planning any OSSF.

These OSSF's will have to be designed by a professional engineer or a registered sanitarian. An Edwards Aquifer protection plan shall be approved by the appropriate TCEQ regional office before an authorization to construct an OSSF may be issued. The owner will be required to inform each prospective buyer, lessee or renter of the following in writing:

- That an authorization to construct shall be required before an OSSF can be constructed in the subdivision;
- That a notice of approval shall be required for the operation of an OSSF;
- Whether an application for a water pollution abatement plan as defined in Chapter 213 has been made, whether it has been approved and if any restrictions or conditions have been placed on the approval.

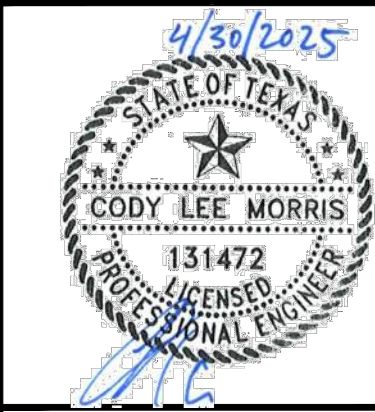
If this office can be of further assistance, please do not hesitate to call.

Sincerely,

James L. Lancaster OS 32397  
WCCHD Environmental Health Services

IMPERVIOUS COVER CALCULATIONS		
	SF	ACRES
PHASE 1 ACREAGE (LOT 1A & 10A)	95,434	2.19
PHASE 2 ACREAGE (OVERALL)	3,498,223	80.31
TOTAL	3,593,657	82.50
MAX IMPERVIOUS COVER (19.99%)	718,372	16.49
PUBLIC IMPROVEMENTS I.C.		
OTHER PAVED SURFACES (ROADS)	254,125	5.83
OTHER PAVED SURFACES (SIDEWALK)	31,283	0.72
OTHER PAVED SURFACES (DRAINAGE)	5,960	0.14
MISCELLANEOUS	3,000	0.07
TOTAL	294,368	6.76
I.C. REMAINING (MAX I.C.)	424,004	9.73
LOT I.C. CALCULATIONS		
# OF RESIDENTIAL LOTS	52	
I.C. PER # RESIDENTIAL LOTS	8,154	

LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	OTHER PAVED SURFACES IMPERVIOUS COVER
	MISCELLANEOUS IMPERVIOUS COVER
	IMPERVIOUS COVER PER LOT



REVISIONS:


**MATKINHOOVER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD SUITE 100  
BOHNE, TEXAS 78006  
CONTACT @MATKINHOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-10024000

1701 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.668.2244

IMPERVIOUS COVER EXHIBIT  
FOR  
NORTH VISTA RANCH PHASE II  
GEORGETOWN, TEXAS

JOB NO.	2835.02
DESIGNED BY:	KM
DRAWN BY:	MS
CHECKED BY:	GK
SHEET:	

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
CONTRIBUTING ZONE PLAN  
GENERAL CONSTRUCTION NOTES

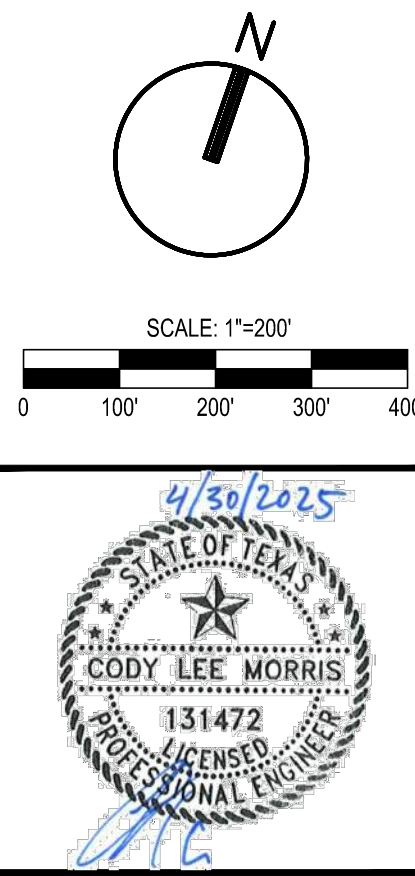
CONTRIBUTING  
ZONE SITE PLAN

LEGEND

- PROPERTY LINE  
EXISTING 1' CONTOUR  
EXISTING 5' CONTOUR  
PROPOSED 1' CONTOUR  
PROPOSED 5' CONTOUR  
100-YR FLOOD PLAIN LIMITS  
VARIABLE WIDTH DRAINAGE EASEMENT  
O.S.S.F. SETBACK  
PUBLIC UTILITY EASEMENT  
PHASE BOUNDARY  
LIMITS OF CONSTRUCTION  
SILT FENCE  
ROCK BERM  
TREE PROTECTION  
STABILIZED CONSTRUCTION ENTRANCE  
CONSTRUCTION STAGING AREA  
CONCRETE WASHOUT AREA

EXISTING TREE TO REMAIN

NOTE: REFER TO EROSION CONTROL NOTES SHEET CG852 FOR MORE DETAIL



REVISIONS	

**MATKINHOOVER**  
ENGINEERING & SURVEYING  
1701 WILLIAMS DRIVE  
GEORGETOWN, TEXAS 78628  
OFFICE: 501.259.6600  
CONTACT: 700 MATKINHOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

EROSION & SEDIMENTATION CONTROL PLAN  
FOR  
NORTH VISTA RANCH PHASE II  
GEORGETOWN, TEXAS

CG801

JOB NO. 2835.02  
DESIGNED BY: KM  
DRAWN BY: MS  
CHECKED BY: GK  
SHEET # 21

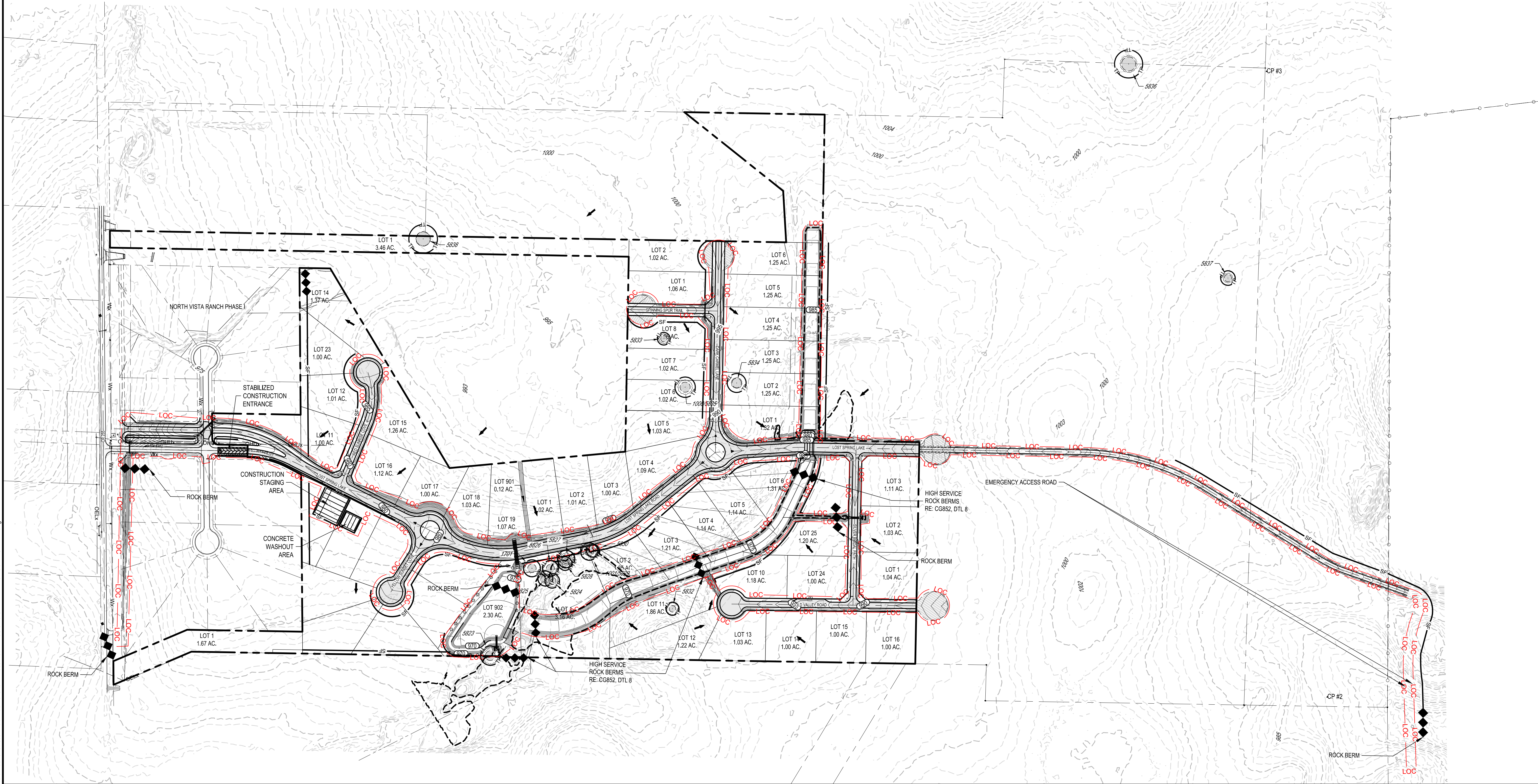
FLOODPLAIN NOTE:  
NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4849102275E, EFFECTIVE DATE 8/28/2006 FOR WILLIAMSON COUNTY, TEXAS. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TEMPORARY OR PERMANENT  
VEGETATIVE SOIL STABILIZATION

NOTES:

- INTERIM OR FINAL GRADING MUST BE COMPLETED PRIOR TO SEEDING, MINIMIZING ALL STEEP SLOPES.
- FERTILIZER SHOULD BE APPLIED AT THE RATE OF 40 POUNDS OF NITROGEN AND 40 POUNDS OF PHOSPHORUS PER ACRE. COMPOST CAN BE USED INSTEAD OF FERTILIZER AND APPLIED AT THE SAME TIME AS THE SEED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED OR OTHERWISE STABILIZED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR MORE THAN 21 DAYS.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE: - THE NAME OF THE APPROVED PROJECT; - THE ACTIVITY START DATE; AND - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM WELL, OR SENSITIVE FEATURE.
- 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 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.
- 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.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A 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.
- THE FOLLOWING RECORDS SHOULD 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.
- THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
  - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPs) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES.
  - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED.
  - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER, OR
  - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.
- CONTRACTOR TO INSTALL J-HOOKS AND TO ENSURE THE MINIMUM AREA IS TO NOT TO EXCEED 0.25 AC PER 100 LINEAR FEET OF SILT FENCE.
- ALL LOTS INCLUDED WITHIN THIS PROPOSED DEVELOPMENT WILL BE SERVICED BY ONSITE SEWAGE FACILITIES.
- COVER OR STABILIZE TOPSOIL STOCKPILES. UNPROTECTED STOCKPILES ARE VERY PRONE TO EROSION AND THEREFORE STOCKPILES MUST BE PROTECTED. SMALL STOCKPILES CAN BE COVERED WITH A TARP TO PREVENT EROSION. LARGE STOCKPILES SHOULD BE STABILIZED WITH EROSION BLANKETS, SEEDING, AND/OR MULCHING. IN ADDITION, SPOOLS SHOULD NOT BE STORED WITHIN THE 100-YEAR FLOODPLAIN WHERE THEY CAN BE DISTURBED DURING HIGH FLOW CONDITIONS.



NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SWPPP) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

- THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
- ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100LB/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
- ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
- THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
- RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95 PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
- A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
- THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
- TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
- WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
- TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
- THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPILL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
- NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
- IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNER'S EXPENSE.
- INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.



CITY OF GEORGETOWN  
CONSTRUCTION STANDARDS AND DETAILS  
EROSION AND SEDIMENTATION AND  
TREE PROTECTION NOTES

REVISION DATE		ADOPTED 6/21/2006
REVISION NUMBER	REVISION DATE	ADOPTED 6/21/2006
1	1/2003	1
2	1/2003	2
3	1/2003	3
4	1/2003	4
5	1/2003	5
6	1/2003	6
7	1/2003	7
8	1/2003	8
9	1/2003	9
10	1/2003	10
11	1/2003	11
12	1/2003	12
13	1/2003	13
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25	1/2003	25
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28	1/2003	28
29	1/2003	29
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CITY OF GEORGETOWN  
CONSTRUCTION STANDARDS AND DETAILS  
STABILIZED CONSTRUCTION ENTRANCE

REVISION DATE		ADOPTED 6/21/2006
REVISION NUMBER	REVISION DATE	ADOPTED 6/21/2006
1	1/2003	1
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CITY OF GEORGETOWN  
CONSTRUCTION STANDARDS AND DETAILS  
SILT FENCE DETAIL

REVISION DATE		ADOPTED 6/21/2006
REVISION NUMBER	REVISION DATE	ADOPTED 6/21/2006
1	1/2003	1
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4	1/2003	4
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CITY OF GEORGETOWN  
CONSTRUCTION STANDARDS AND DETAILS  
ROCK BERM DETAIL

REVISION NOTE		ADOPTED 6/21/2006
DRAWING NAME		EC03
SCALE	DATE	
NTS	1/2003	
DRAWN BY:	APPROVED BY:	
MRS	TRB	

NORTH VISTA RANCH, PHASE 2  
BMPs FOR UPGRAIDENT STORMWATER

---

There is a small subdivision upgradient from the site but given that the proposed impervious cover is less than 20% permanent BMP's are not required. This development will utilize silt fence adjacent to roadways and rock berms to contain any stormwater runoff associated with the construction of roads, utilities, etc.

NORTH VISTA RANCH, PHASE 2  
BMPs FOR ON-SITE STORMWATER

---

The proposed land use for this site is low-density residential and has less than 20% impervious cover. All areas with impervious cover within the project limits will be treated by the existing vegetation.

NORTH VISTA RANCH, PHASE 2  
BMPs FOR SURFACE STREAMS

---

No permanent BMPs will be required for this development. This development is a low density single family residential with less than 20% impervious cover and does not require permanent BMPs. The existing vegetation will provide water-quality protection by reducing the amount of sediment, organic matter, and pesticides, in the runoff and before the runoff enters the offsite surface water. The impact of the proposed construction is minimal to the site.

NORTH VISTA RANCH, PHASE 2  
CONSTRUCTION PLANS

---

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

NORTH VISTA RANCH, PHASE 2  
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

---

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

NORTH VISTA RANCH, PHASE 2  
MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

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Contamination of surface streams will be kept at a minimum during construction by implementing temporary BMPs such as silt fencing and rock berms. Further BMPs will be discussed in the Storm Water Pollution and Prevention Plan which will be submitted at a later date and provided to the contractor prior to construction. A NOI will be filed 48 hours prior to the start of any construction and temporary BMPs will be installed as shown on the Erosion and Sedimentation plans within this submittal. After construction, the natural vegetation will be used to treat storm water runoff and minimize surface stream contamination. The permanent post-developed conditions of this project will result in approximately 19.99% impervious cover.



# **North Vista Ranch, Phase 2 CZP Application**

## **Section 3 – Temporary Stormwater**

# 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.*

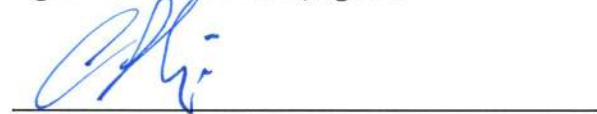
## Signature

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: Cody Morris, P.E.

Date: 4/30/25

Signature of Customer/Agent:



Regulated Entity Name: North Vista Ranch, Phase 2

## 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: \_\_\_\_\_

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: North Fork San Gabriel River

### ***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.

## NORTH VISTA RANCH, PHASE 2 SPILL RESPONSE ACTIONS

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### **General Response Actions**

1. All leaks and spills should be cleaned immediately.
2. Rags, mops, and absorbent material may all be used to cleanup a spill.
3. If these materials are used to clean a hazardous material, then they must be disposed of as hazardous waste.
4. Never hose down or bury dry material spills.

### **Minor Spills**

If a minor spill occurs (typically small quantities of oil, gasoline, etc.) the following actions should be taken.

1. Contain the spread of the spill
2. Recover spilled materials
3. Clean the contaminated area and properly dispose of contaminated materials

### **Semi-Significant Spills**

If a semi-significant spill occurs the following actions should be taken.

1. Contain spread of the spill
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

### **Significant/Hazardous Spills**

If a significant or hazardous spill occurs in reportable quantities the following actions should be taken.

1. 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.
2. 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 1-800-424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. 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.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

NORTH VISTA RANCH, PHASE 2  
POTENTIAL SOURCES OF CONTAMINATION

---

Potential sources of contamination that may occur are:

- Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
- Miscellaneous trash and litter from construction workers and material wrappings
- Construction debris
- Excess application of fertilizers, herbicides, and pesticides

Preventative measures that will be taken to reduce contamination are:

- Vehicle maintenance will be performed within the construction staging area
- Trash containers will be placed throughout the site to encourage proper trash disposal if necessary
- Construction debris will be monitored daily by the contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis
- Fertilizers, herbicides, and pesticides will be applied only when necessary and in accordance with manufacturer's directions

NORTH VISTA RANCH, PHASE 2  
SEQUENCE OF MAJOR ACTIVITIES

---

**Roads and Utility Construction**

1. Mobilization of the contractor's equipment. (0.5 acres disturbed)
2. Installation of temporary best management practices as described in attachment "D" of this section (Silt Fence, Construction Entrance, and Rock Berms).
3. Construction of roads & driveways. (8.59 acres disturbed)
4. Trenching and installation of utilities. (1.67 additional acres disturbed)
5. Construction single family residential homes. (52 home sites estimated at +/- 8,155 square feet per lot. Approximately 20.00 total acres disturbed.
6. Establishment of permanent soil stabilization on disturbed areas.

NORTH VISTA RANCH, PHASE 2  
TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

---

- a. All upgradient stormwater entering the site will be treated by the BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site. See a list of these BMPs in section “b.”
- b. The BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site are:
  - i. **Temporary Construction Entrance/Exit** – The installation of a stabilized construction entrance/exit will reduce the dispersion of sediment from the site. See CG 851 of the CZP Site Plan which contains a copy of Section 1.4.2 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
  - ii. **Silt Fence** – The erection of silt fence along the boundary of construction activities will provide temporary erosion and sedimentation control. See Sheet CG 851 of the CZP Site Plan which contains a copy of Section 1.4.3 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
  - iii. **Inlet Protection** - The installation of inlet protection consisting of permeable barriers will provide removal of sediment prior to entering storm drain inlets. Install protection at storm sewer inlets that are operable during construction. Inlet protection materials should be approved by local jurisdiction prior to installation and should ensure that flows are treated and able to enter the storm drain without causing local flooding.
  - iv. **Rock Berm** – The use of rock berms throughout the site will provide temporary erosion and sedimentation control. See CG 851 of the CZP Site Plan which contains a copy of Section 1.4.5 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
  - v. **Construction Staging Area** – The construction staging area will provide on-site pollution prevention.
  - vi. **Concrete Truck Washout Pit** – A concrete truck washout pit aids in the final cleanup and prevents unnecessary discharge of concrete residue from contaminating the storm water runoff. See CG 851 of the CZP Site Plan which contains a copy of Section 1.4.18 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.
- c. Silt fence and rock berms (see section “b”) will be used to prevent sediment-laden runoff from entering sensitive features on this site and surface streams off the site.

NORTH VISTA RANCH, PHASE 2

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

---

- d.** The flow to the natural sensitive features on this site, to a maximum practical extent, will not be disturbed. No clearing, excavation or grading will occur within the buffer zone of the sensitive feature. If another naturally-occurring sensitive feature is identified during construction all activity will be stopped and the contractor should notify TCEQ.

## NORTH VISTA RANCH, PHASE 2 STRUCTURAL PRACTICES

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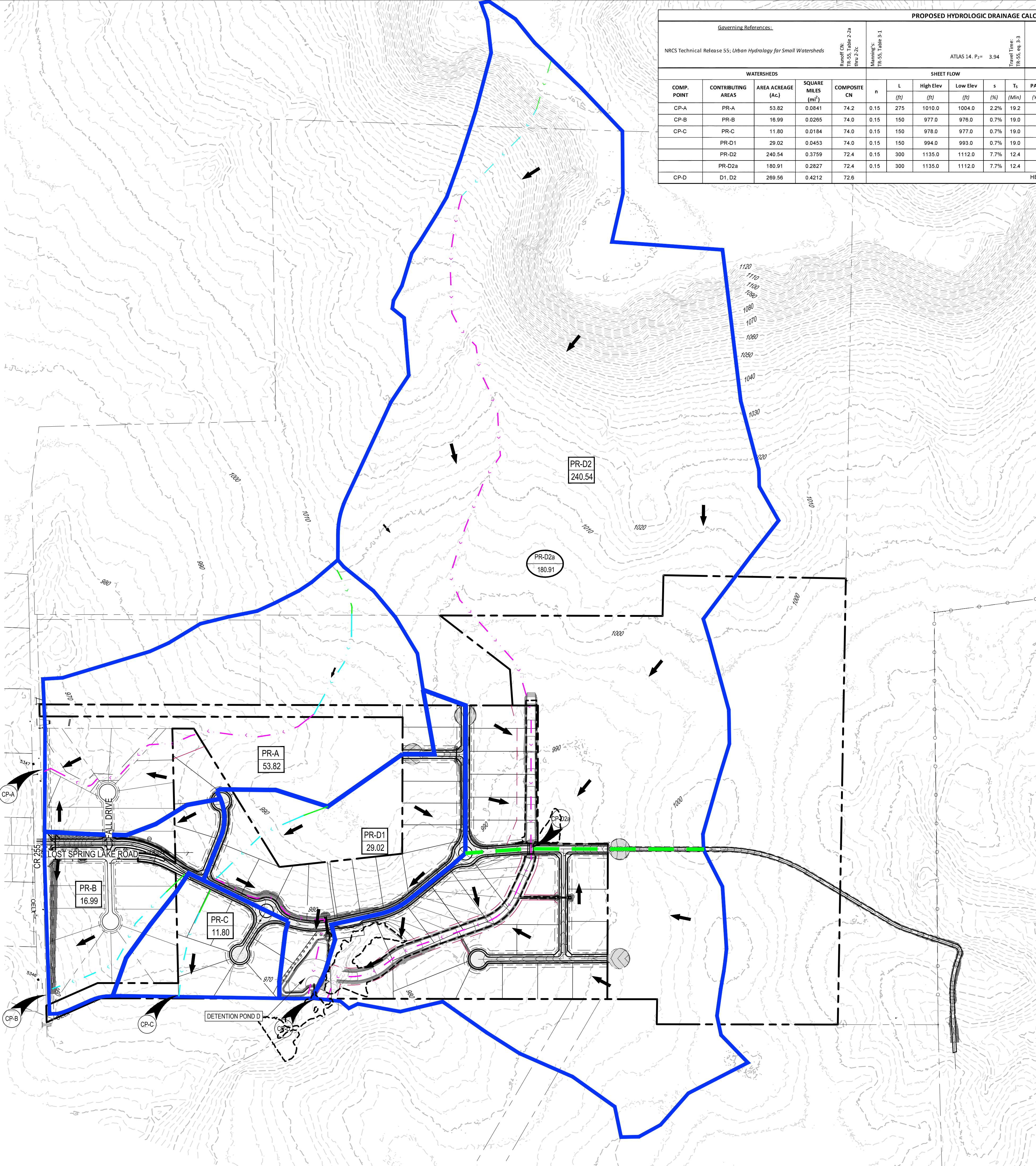
Structural practices installed to prevent the runoff of pollutants from exposed areas of the site are:

- Silt Fence
- Temporary Construction Entrance/Exit
- Inlet Protection
- Construction Staging Area
- Concrete Truck Washout Pit
- Rock Berm

For the majority of the disturbed soil within the limits of this project, silt fence will capture and hold sediment laden runoff.

Since part of this site is located within the floodplain, placement of these structure practices within the floodplain should be avoided.

G:\PROJECTS\2025 - North Vista Ranch\02 - Phase 2\04E DOWN STREAM IMPACT ANALYSIS - POST-DEVELOPMENT CONDITIONS.dwg Date: Apr 30, 2025, 2:22pm User: D. Bullock



PROPOSED HYDROLOGIC DRAINAGE CALCULATIONS (NRCS; SCS Unit Hydrograph Method) - City of Georgetown, Texas																			
Governing References:																			
NRCS Technical Release 55; Urban Hydrology for Small Watersheds				ATLAS 14, P.1= 3.94															
WATERSHEDS				SHEET FLOW															
COMP. POINT	CONTRIBUTING AREAS	AREA ACREAGE (Ac)	SQUARE MILES (mi <sup>2</sup> )	COMPOSITE CN	n	L				s	T <sub>1</sub>	PAVED				s	vel.	T <sub>2</sub>	T <sub>3</sub>
						(ft)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)				
CP-A	PR-A	53.82	0.0841	74.2	0.15	275	1010.0	1004.0	2.2%	19.2	N	948	1,004.0	991.5	1.3%	1.9	8.5	1,766	991.5
CP-B	PR-B	16.99	0.0265	74.0	0.15	150	977.0	976.0	0.7%	19.0	N	925	976.0	960.0	1.7%	2.1	7.3	0	960.0
CP-C	PR-C	11.80	0.0184	74.0	0.15	150	978.0	977.0	0.7%	19.0	N	510	977.0	966.0	2.2%	2.4	3.6	0	966.0
	PR-D1	29.02	0.0453	74.0	0.15	150	994.0	993.0	0.7%	19.0	N	648	993.0	979.0	2.2%	2.4	4.6	1,166	979.0
	PR-D2	240.54	0.3759	72.4	0.15	300	1135.0	1112.0	7.7%	12.4	N	677	1,112.0	1,050.0	9.2%	4.9	2.3	5,765	1,050.0
	PR-D2a	180.91	0.2827	72.4	0.15	300	1135.0	1112.0	7.7%	12.4	N	677	1,112.0	1,050.0	9.2%	4.9	2.3	4,140	1,050.0
CP-D	D1, D2	269.56	0.4212	72.6															

HEC-HMS 4.11 PROGRAM USED TO OBTAIN FLOWS. (FLOWS SHOWN ARE DETAINED FLOWS)

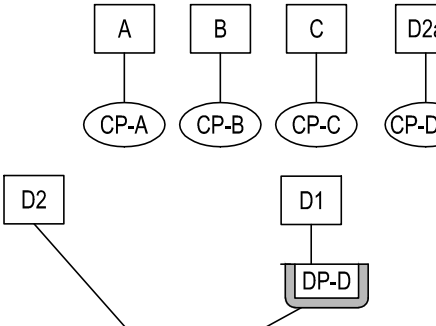
CHANNEL / REACH																			
L	High Elev	Low Elev	s	vel.	T <sub>2</sub>	T <sub>3</sub>	T <sub>4</sub>	T <sub>5</sub>	T <sub>6</sub>	T <sub>7</sub>	T <sub>8</sub>	T <sub>9</sub>	T <sub>10</sub>	T <sub>11</sub>	T <sub>12</sub>	T <sub>13</sub>	T <sub>14</sub>	T <sub>15</sub>	T <sub>16</sub>
43.2	109.2	162.0	258.4	4.8															
15.3	38.9	57.7	92.0	5.4															
11.5	29.3	43.4	69.1	5.9															
25.6	65.2	96.8	154.4	5.3															
167.3	444.9	672.7	1094.3	4.5															
138.3	369.1	557.6	905.2	5.0															
176.7	467.9	713.1	1173.1	4.4															

LEGEND

PROPERTY BOUNDARY	---
PROPOSED 100-YR WISE	---
PROPOSED DRAINAGE EASEMENT	---
EXISTING 1' CONTOUR	1270
EXISTING 5' CONTOUR	1275
PROPOSED LOT NO.	10
PROPOSED 1' CONTOUR	---
PROPOSED 5' CONTOUR	1275
WATERSHED BOUNDARY	---
SUB WATERSHED BOUNDARY	---
SHEET FLOW	---
SHALLOW FLOW	---
CHANNEL/REACH FLOW	---
COMPUTATION POINT	XX
SLOPE ARROW	↑

WATERSHED IDENTIFICATION	X-X
WATERSHED AREA (AC)	X.XXX
SUB-WATERSHED IDENTIFICATION	X-X
WATERSHED AREA (AC)	X.XXX

PROPOSED WATERSHED MODEL



KEY NOTES

X	WATERSHED / SUB-BASIN
R-X	REACH
CP-X	WATERSHED COMPUTATION POINT
DP-X	DETENTION POND

NOTES:

- THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) METHOD (TYPE II RAINFALL DISTRIBUTION) AND THE HEC-HMS 4.9 SOFTWARE PACKAGE WERE USED FOR THE DETERMINATION OF THE RUNOFF, DETENTION AND WATER QUALITY POND DESIGN PER THE CITY OF GEORGETOWN DRAINAGE CRITERIA MANUAL (D.C.M.).
- WATERSHED BOUNDARIES WERE ESTABLISHED USING A COMBINATION OF LIDAR DATA RECEIVED FROM TNRS, AERIAL PHOTO EVALUATION, FIELD INVESTIGATIONS AND SURVEY DATA.
- ACCORDING TO THE NRCS WEB SOIL SURVEY, THE EXISTING ON AND OFF-SITE SOILS WITHIN THE AREA OF INTEREST HAVE BEEN CLASSIFIED AS HYDROLOGIC SOIL GROUP "D".
- FOR THE HYDROLOGIC COMPUTATION, THE EXISTING AND PROPOSED CURVE NUMBERS WERE TAKEN FROM TABLE 3-4 THROUGH 3-7 OF THE CITY OF GEORGETOWN DCM.
- REFER TO THE EXISTING LAND USE AND CN EXHIBIT FOR THE CURVE NUMBER CALCULATIONS FOR EXISTING AND PROPOSED WATERSHEDS.
- THE MANNING'S "N" VALUES WERE TAKEN FROM TABLE 3-8 OF THE CITY OF GEORGETOWN DCM (MANNING'S "N" VALUES FOR SHEET FLOW).
- FOR THE NRCS METHOD TIME OF CONCENTRATION (T<sub>c</sub>) COMPUTATION, EQUATIONS 3-11 THROUGH 3-13 FROM THE CITY OF GEORGETOWN D.C.M. WERE USED.
- THE EQUATION FOR SOLVING T<sub>10</sub> WAS DERIVED FROM EQUATION 3-10 "NRCS UNIT HYDROGRAPH PARAMETERS"; T<sub>10</sub> = 0.6(TIME OF CONCENTRATION).
- ATLAS 14 RAINFALL INTENSITIES WERE UTILIZING FOR EXISTING PEAK FLOW CALCULATIONS.

Predevelopment v. Post-Development					
		Storm Event Frequency			
		2-year (cfs)	10-year (cfs)	25-year (cfs)	100-year (cfs)
CP-A	Predevelopment	44.6	113.6	169.0	270.5
	Post-Development	43.2	109.2	162.0	258.4
	Difference (w Det)	-1.4	-4.4	-7.0	-12.1
	Percent Change	-3.1%	-3.9%	-4.1%	-4.5%
CP-B	Predevelopment	15.4	39.1	58.0	92.6
	Post-Development	15.3	38.9	57.7	92.0
	Difference (w Det)	-0.1	-0.2	-0.3	-0.6
	Percent Change	-0.6%	-0.5%	-0.5%	-0.6%
CP-C	Predevelopment	16.7	42.4	63.0	100.5
	Post-Development	11.5	29.3	43.4	69.1
	Difference (w Det)	-5.2	-13.1	-19.6	-31.4
	Percent Change	-31.1%	-30.9%	-31.1%	-31.2%
CP-D	Predevelopment	176.7	474.0	718.9	1173.2
	Post-Development without Detention	187.7	497.7	751.7	1221.4
	Post-Development with Detention	176.7	467.9	713.1	1173.1
	Difference (w/o Det)	0.0	-6.1	-5.8	-0.1
	Percent Change	0.0%	-1.3%	-0.8%	0.0%

REVISIONS:	

**MATKINHOOVER**  
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
CONTACT: 817.688.2244  
OFFICE: 512.868.2244  
TAMM REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1052400

DOWN STREAM IMPACT ANALYSIS -  
POST-DEVELOPMENT CONDITONS  
FOR  
NORTH VISTA RANCH PHASE II  
GEORGETOWN, TEXAS

CG226	
JOB NO.	2835.02
DESIGNED BY:	KM
DRAWN BY:	MS
CHECKED BY:	GK
SHEET:	45

## NORTH VISTA RANCH, PHASE 2 INSPECTION AND MAINTENANCE FOR BMPs

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Designated and qualified person(s) shall inspect Pollution Control Measures every seven days and within 24 hours after a storm event. An inspection report that summarized the scope of the inspection, names and qualifications of personnel conducting the inspection, date of inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of the Storm Water T.P.D.E.S. Plan. A copy of the inspection report form is provided as page 3 of this attachment. Inspection and Maintenance Guidelines are as follows:

### Construction Entrance:

- (1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- (2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- (3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
- (4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- (5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

### Silt Fence:

- (1) Inspect all fencing weekly, and after any rainfall.
- (2) Remove sediment when buildup reaches 6 inches.
- (3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
- (4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
- (5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

### Rock Berm:

- (1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- (2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
- (3) Repair any loose wire sheathing.
- (4) The berm should be reshaped as needed during inspection.
- (5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.

NORTH VISTA RANCH, PHASE 2  
INSPECTION AND MAINTENANCE FOR BMPs

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(6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Inlet Protection:

- (1) Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- (2) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
- (3) Check placement of device to prevent gaps between device and curb.
- (4) Inspect filter fabric and patch or replace if torn or missing.
- (5) Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Temporary/Permanent Vegetation:

- (1) Permanent vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
- (2) Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- (3) If the vegetated cover is less than 80%, the area should be reseeded.

NORTH VISTA RANCH, PHASE 2  
INSPECTION AND MAINTENANCE FOR BMPs

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INSPECTION REPORT

Approved Inspection intervals:

- i. Conducted once every 7 days AND within 24 hours  
after rainfall event greater than 0.5 inch

PROJECT NAME \_\_\_\_\_  
REPORT # \_\_\_\_\_ DATE \_\_\_\_\_  
INSPECTOR \_\_\_\_\_ TITLE \_\_\_\_\_  
REASON FOR INSPECTION (CHECK ONE) Weekly \_\_\_\_\_ Or ½" Rain \_\_\_\_\_  
DATE OF LAST RAINFALL \_\_\_\_\_ AMOUNT \_\_\_\_\_

SITE CONDITIONS:

EROSION AND SEDIMENTATION	IN CONFORMANCE		EFFECTIVE	
CONTROLS				
Concrete Washout Area		Yes/No/Na		Yes/No
Construction Entrance		Yes/No/Na		Yes/No
Permanent Vegetation		Yes/No/Na		Yes/No
Silt Fence		Yes/No/Na		Yes/No
Rock Berm		Yes/No/Na		Yes/No

RECOMMENDED REMEDIAL ACTIONS:

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COMMENTS:

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**"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision with a system designed to assure that qualified personnel properly gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."**

INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

NORTH VISTA RANCH, PHASE 2  
SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

---

Soil stabilization practices will be used to reduce the amount of erosion from the site. Only the areas essential for immediate construction should be cleared. This will keep a buffer zone around the area of construction as these areas will remain undisturbed until construction begins there.

Interim soil stabilization areas are determined in the field. Temporary vegetation will be used as an aid to control erosion on critical sites during establishment period of protective vegetation when construction is temporarily ceased.

Stabilization practices should be installed according to the following rules:

- Stabilization measures shall be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Where the initiation of stabilization measures by the 14<sup>th</sup> day after construction activity temporarily or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practical.
- In areas experiencing droughts where the initiation of stabilization measure by the 14<sup>th</sup> day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practical.



# **North Vista Ranch, Phase 2 CZP Application**

## **Section 4 – Agent Authorization**

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

I \_\_\_\_\_ Northvista Ranch, LLC \_\_\_\_\_  
Print Name

\_\_\_\_\_ Owner \_\_\_\_\_  
Title - Owner/President/Other

of \_\_\_\_\_ Northvista Ranch, LLC \_\_\_\_\_  
Corporation/Partnership/Entity Name

have authorized \_\_\_\_\_ Matkin-Hoover Engineering & Survey \_\_\_\_\_  
Print Name of Agent/Engineer

of \_\_\_\_\_ Matkin-Hoover Engineering & Survey \_\_\_\_\_  
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:

Applicant's Signature

LUCY YANG  
MARCH 31st 25 Date

THE STATE OF TEXAS §

County of WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared LUCY YANG 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 31<sup>ST</sup> day of MARCH, 2025.



Tan Hua Tsai Kwee  
NOTARY PUBLIC  
TAN HUA TSAI KWEE  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: OCTOBER 15, 2028



# **North Vista Ranch, Phase 2 CZP Application**

## **Section 5 – Application Fee Form**

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: North Vista Ranch, Phase 2

Regulated Entity Location: A quarter mile north west from the intersection of CR 255 & CR 289

Name of Customer: Northvista Ranch, LLC

Contact Person: Lucy Yang

Phone: (512) 850-4560

Customer Reference Number (if issued): CN 605556323

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

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

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

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	173.707 Acres	\$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
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: \_\_\_\_\_

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***

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

### ***Organized Sewage Collection Systems and Modifications***

<b><i>Project</i></b>	<b><i>Cost per Linear Foot</i></b>	<b><i>Minimum Fee- Maximum Fee</i></b>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

### ***Underground and Aboveground Storage Tank System Facility Plans and Modifications***

<b><i>Project</i></b>	<b><i>Cost per Tank or Piping System</i></b>	<b><i>Minimum Fee- Maximum Fee</i></b>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

### ***Exception Requests***

<b><i>Project</i></b>	<b><i>Fee</i></b>
Exception Request	\$500

### ***Extension of Time Requests***

<b><i>Project</i></b>	<b><i>Fee</i></b>
Extension of Time Request	\$150



# **North Vista Ranch, Phase 2 CZP Application**

## **Section 6 – Core Data Form**



# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN 605556323		RN

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)							
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership									
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)									
<i>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).</i>									
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>						
Northvista Ranch, LLC									
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)						
8002441120	32060260455								
<b>11. Type of Customer:</b>		<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited					
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:						
<b>12. Number of Employees</b>			<b>13. Independently Owned and Operated?</b>						
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input type="checkbox"/> Yes <input type="checkbox"/> No						
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following									
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:									
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant									
<b>15. Mailing Address:</b>	11673 Jollyville Road, Suite B101								
	City	Austin	State	TX	ZIP	78759	ZIP + 4		
<b>16. Country Mailing Information</b> (if outside USA)					<b>17. E-Mail Address</b> (if applicable)				
					lucy@thelegacyreality.com				

<b>18. Telephone Number</b> ( 512 ) 850-4560	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b> (   ) -
---	------------------------------	--

### SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.) <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)  North Vista Ranch, Phase 2							
<b>23. Street Address of the Regulated Entity:</b>  (No PO Boxes)							
	City		State		ZIP		ZIP + 4
<b>24. County</b>	Williamson						

If no Street Address is provided, fields 25-28 are required.

<b>25. Description to Physical Location:</b>	Approximately a quarter mile south east of the intersection between CR 255 and Big Oak Road.						
<b>26. Nearest City</b>					<b>State</b>	<b>Nearest ZIP Code</b>	
Georgetown					TX	78633	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>							
<b>27. Latitude (N) in Decimal:</b>		30.82335			<b>28. Longitude (W) in Decimal:</b>		-97.84279
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	49	24.05	-97	50	34.06		
<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)		
1521			236115				
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.) Residential Development							
<b>34. Mailing Address:</b>	11673 Jollyville Road, Suite B101						
	City	Austin	State	TX	ZIP	78759	ZIP + 4
<b>35. E-Mail Address:</b>	lucy@thelegacyreality.com						
<b>36. Telephone Number</b>	<b>37. Extension or Code</b>		<b>38. Fax Number (if applicable)</b>				
( 512 ) 850-4560			(   ) -				

**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.

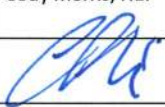
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input checked="" type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

### **SECTION IV: Preparer Information**

<b>40. Name:</b>	Cody Morris	<b>41. Title:</b>	Project Engineer
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
( 830 ) 249-0600		( ) -	cmorris@matkinhoover.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.

<b>Company:</b>	MatkinHoover	<b>Job Title:</b>	Project Engineer
<b>Name (In Print):</b>	Cody Morris, P.E.	<b>Phone:</b>	( 830 ) 249- 600
<b>Signature:</b>		<b>Date:</b>	4/30/25