Contributing Zone Plan

Sweetwater Crossing Phase 3 Section 1

Prepared for: WS-COS Investments, LLC

Prepared by: Gray Engineering, Inc.

TBPE Registered Firm #: 2946

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Sweetwater Crossing Phase 3 Section 1						**2. Regulated Entity No.:**			
3. Customer Name: WS-COS Investments, LLC						**4. Customer No.:** CN605190990			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		56.901	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			N/A			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**			N/A			
13. County:	Travis		**14. Watershed:**			Little Barton Creek			

Application Distribution

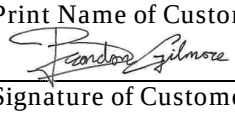
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin X Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Brandon Gilmore
Print Name of Customer/Authorized Agent  08/11/2025
Signature of Customer/Authorized Agent Date

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

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: Brandon Gilmore

Date: 08/11/2025

Signature of Customer/Agent:

Regulated Entity Name: Sweetwater Crossing Phase 3 Section 1

Project Information

1. County: Travis
2. Stream Basin: Little Barton Creek
3. Groundwater Conservation District (if applicable): None
4. Customer (Applicant):

   Contact Person: J. Robert Long
   Entity: WS-COS Investments, LLC
   Mailing Address: P.O. Box 93002
   City, State: Austin, TX Zip: 78709
   Telephone: (512)-796-6601 Fax: _____
   Email Address: long@wheelockstreetland.com

5. Agent/Representative (If any):

Contact Person: Brandon Gilmore
Entity: Gray Engineering, Inc.
Mailing Address: 8834 N. Capital of Texas Highway, Suite 140
City, State: Austin, Texas Zip: 78759
Telephone: (512) 452-0371 Fax: _____
Email Address: bgilmore@gray-civil.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 Bee Cave
☐ 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.

Along Sweetwater Village Drive. Southeast of the intersection of Sweetwater Village Drive and Cross Peak Drive

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: 72
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 56.901 Acres

Total disturbed area: 6.634 Acres

14. Estimated projected population: 252

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	298,000	÷ 43,560 =	6.84
Parking		÷ 43,560 =	
Other paved surfaces	173,762	÷ 43,560 =	4.00
Total Impervious Cover	471,762	÷ 43,560 =	10.84

Total Impervious Cover 10.84 **÷ Total Acreage** 56.901 **X 100 =** 19.05 **% 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 x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

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

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: Lazy Nine MUD 1A Effluent Pond

☒ 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

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
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

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

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

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" = _____'.

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): 48491C0470F, effective December 20, 2019

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.

SCALE: 1" = 2000'
GRAPHIC SCALE IN FEET
0 1000' 2000' 4000'

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

LOCATION MAP

PROJECT NO: 1741-11785

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

SHINGLE HILLS QUADRANGLE
TEXAS
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads..... U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

MN
GN
0°28′ 8 MILS
3°54′ 69 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
NU
Grid Zone Designation 14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Spicewood
2 Pace Bend
3 Mansfield Dam
4 Hammetts Crossing
5 Bee Cave
6 Henly
7 Dripping Springs
8 Signal Hill

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

SHINGLE HILLS, TX
2022

NSN 7643016398257
NGA REF NO. USGSX24K41096

Attachment C – Project Narrative

Sweetwater Crossing Phase 3, Section 1 (the "Site") encompasses approximately 56.901 acres and is located southeast of the intersection of Sweetwater Village Drive and Cross Peak Drive in Travis County, Texas. The Site is bounded to the south and east by unnamed tributaries of Little Barton Creek. Based on FEMA FIRM Maps 48453C0385J and 48453C0395J, no portion of the Site lies within the 100-year floodplain.

The Site has a single primary drainage point located at its southeast corner and consists of two contributing drainage areas. One drainage area is detained to mitigate peak flow rates, while the other discharges unmanaged runoff directly to the adjacent tributaries, which converge at the point of analysis.

The development has been designed with low-impact development principles in mind, maintaining proposed impervious cover below 20%. In accordance with this design constraint, we are requesting an exemption from stormwater treatment requirements. A table summarizing the proposed impervious cover calculations is provided at the end of this document.

Currently, the Site is largely undisturbed, aside from prior grading activities associated with the disposal of excess fill material from nearby development. These past disturbances are excluded from the disturbed area calculations. The proposed development will disturb a total of 6.21 acres. Of this, approximately 4.44 acres will be captured and conveyed to a detention pond. The remaining 1.77 acres will be managed using standard erosion and sediment control practices, including silt fence, mulch logs, and riprap at stormwater outfalls.

No permanent best management practices (BMPs) are proposed, as the Site remains under the 20% impervious cover threshold.

Impervious Cover Calculations		
Sweetwater Crossing Phase 3 Section 1		
Lots	EA	72
Street Length	LF	5327
Access Road Length	LF	345
Lot IC	SF	4000
Street Width	FT	31
Access Road Width	FT	25
Lot IC total	SF	288,000
Street IC total	SF	173,762
Amenity Lot IC	SF	10000
Total IC	SF	471,762
Total IC	AC	10.84
Plat area	AC	56.901
Impervious cover	%	19.05%

Attachment D – Factors Affecting Surface Water Quality

Multiple factors have the potential of affecting surface water quality during construction. These include: oil, grease, gas, transmission fluids, and/or other vehicular fluids, as well as shifts in sediment that will occur during excavation and fill operations. Upon completion of construction, normal traffic on the site could be responsible for many similar pollutants.

Attachment E – Volume and Character of Stormwater

The majority of the area to be developed will drain to a permanent detention pond. However, small portions of the developed area—as well as most of the undeveloped site—will bypass the basin and discharge directly to existing unnamed tributaries of Little Barton Creek, located southeast of the site.

Two drainage areas are analyzed as part of the proposed project. The primary drainage area, PR-10 (as shown on the Proposed Hydrology Map), will be conveyed to the detention pond. This area encompasses 30.70 acres, including 7.52 acres of impervious cover. The second drainage area, PR-20, includes 39.66 acres with 3.32 acres of impervious cover. It consists of lots and undeveloped land that discharge directly to unnamed tributaries flowing into Little Barton Creek.

Existing and proposed hydrology maps—detailing runoff volumes, curve numbers, and times of concentration for each drainage area—are provided as an attachment to this report. Runoff volume summary is also pasted below.

EXISTING HMS OUTPUT - SITE DISCHARGE						
BASIN	AREA (AC)	AREA (mi^2)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
POA-1	70.36	0.10994	161.7	316.5	422.8	595.3

PROPOSED HMS OUTPUT - SITE DISCHARGE						
BASIN	AREA (AC)	AREA (mi^2)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
POA-1	70.36	0.10994	147.7	281.5	385.1	574.2

PROPOSED HMS OUTPUT - SITE DISCHARGE DELTA					
BASIN	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	Q_{100} Δ %
POA-1	-14.00	-35	-37.7	-21.1	-4%

Attachment F – Suitablity Letter from Authorized Agent

Not applicable to this project.

Attachment G – Alternative Secondary Containment Methods

Not applicable to this project.

Attachment H – AST Containment Structure Drawings

Not applicable to this project.

Attachment I – 20% or Less Impervious Cover Waiver

As noted in the Project Narrative, Sweetwater Crossing Phase 3, Section 1 is a single-family residential development proposing less than 20% impervious cover over the platted acreage. The site design has been carefully planned to minimize impervious surfaces, and in accordance with applicable criteria, we respectfully request a waiver from stormwater treatment requirements.

Attachment J – BMPs for Upgradient Stormwater

Permanent best management practices (BMPs) are not required to prevent pollution of surface water, groundwater, or stormwater originating from upgradient sources. Two adjacent developments—Madrone Canyon to the west and a commercial site to the northwest—currently discharge treated stormwater to the unnamed tributaries that border our Site. Given that these tributaries already receive treated flows, and considering the low-impact nature of our development, additional treatment measures within our Site are not proposed.

Attachment K – BMPs for On-Site Stormwater

Not applicable to this project.

Attachment L – BMPs for Surface Streams

Not applicable for this project.

Attachment M – Construction Plans

Construction plans for temporary BMP's are attached.

Attachment N – Inspection, Maintenance, Repair, and Retrofit Plan

Not applicable, no permanent BMP's proposed.

Attachment O – Pilot-Scale Field Testing Plan

Not applicable to this project.

Attachment P – Measures for Minimizing Surface Stream Contamination

The site will be stabilized using silt fence. All of the stabilization will be installed prior construction and will be removed when construction is completed. These methods will minimize any increases in erosion caused by construction. The proposed temporary BMP will also treat any stormwater passing through the site prior to it returning to drainage patterns and eventually flowing to surface streams.

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: Brandon Gilmore

Date: 08/11/2025

Signature of Customer/Agent:

Regulated Entity Name: _____

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: Little Barton Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    ☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A - Spill Response Action

No spills of hydrocarbons or hazardous substances are expected. However, in the event that such an incidence does occur, the contractor should carefully follow the following TCEQ guidelines:

Cleanup:

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills:

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills:

Semi-significant spills can still be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may required the cessation of all other activities. Spills should be cleaned up immediately, using the following practices:

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 materials to prevent contaminating runoff.

Significant/Hazardous Spills

For highly toxic materials, the Reportable Quantity (RQ) > 25 gallons. For petroleum/hydrocarbon liquids, RQ > 250 gallons (on land) or any amount which creates a "sheen" on water. Only certified Haz-Mat teams will be responsible for handling the material at the site.

For significant or hazardous spills that are in reportable quantities:

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. Additionally, in the event of a hazardous material spill, local Williamson County and/or City of Cedar Park police, fire, and potentially EMS should be contacted in order to initiate the hazardous material response team.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 191, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report of which one copy is to be kept on-site in the report binder and one copy is to be provided to the TCEQ.
4. The services of a spill contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff 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's Office, Fire Department, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at:

http://www.tceq.state.tx.us/response/spills.html

Attachment B - Potential Sources of Contamination

No particular activity or process during construction of the project is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should any unforeseen mishaps occur during construction, the contractor shall follow the guidelines set forth in "Attachment A – Spill Response Action".

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing
- Grading and excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Area – small fueling, minor equipment maintenance, sanitary facility.
- Materials Storage Area – solvents, adhesives, paving materials, aggregates, trash, etc.
- Construction Activities – paving, concrete pouring
- Concrete washout areas

Potential on-site pollutants:

- Fertilizer
- Concrete
- Glue, adhesives
- Gasoline, diesel fuel, hydraulic fluids, antifreeze
- Sanitary toilets

Attachment C - Sequence of Major Activities

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved subdivision construction plans and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the stormwater pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with County inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation plan.
3. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the stormwater pollution prevention plan (SWPPP) posted on the site.
4. A sequence of major construction activities is listed below:
    I. Clearing and grubbing
    II. Grading and excavation for roadway and lots
    III. Excavation for utilities and storm sewer system
    IV. Construction of utilities and storm sewer system
    V. Paving, striping, etc.
    VI. Re-vegetation
    VII. Landscaping
5. Upon completion of construction and re-vegetation, the design engineer shall submit an engineer's letter of concurrence to Travis County indicating that construction, including re-vegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
6. After construction is complete and all disturbed areas have been re-vegetated per plan to at least 90 percent established, remove the temporary erosion and sedimentation controls and complete any necessary final re-vegetation resulting from removal of the controls.

Attachment D – Temporary Best Management Practices and Measures

Prior to the commencement of any construction activity, the contractor shall install silt fence, construction entrances, and inlet protection, per the Erosion and Sedimentation Control Plan. All temporary BMPs are to be installed per TCEQ and local requirements.

As surface water flows from and through disturbed areas, the proposed temporary BMPs will prevent pollution by filtering the increased sediment loads and other pollutant sources (listed in "Attachment B – Potential Sources of Contamination") prior to any runoff leaving the site. As shown in the attached construction plans, silt fence will be utilized downstream of any grading and construction activities to remove debris and sediment from run-off in the area (activities here will primarily involve road grading and storm sewer excavation). Inlet protection will prevent sediment laden runoff from entering the storm sewer system during construction. Rock berms will be used to dissipate velocities and prevent erosion in channels where flow can concentrate, releasing runoff in sheet flow. Concrete washout basins will contain pollutants discharged when concrete trucks are washed out, and stabilized construction entrances will prevent the transport of sediment off-site.

In using the aforementioned treatment methods and maintaining natural drainage patterns downgradient of the proposed site, any flow to naturally occurring sensitive features, both known and unknown, will be maintained.

Attachment E – Request to Temporary Seal a Feature

Not applicable to this project.

Attachment F – Structural Practices

The following temporary BMP structural practices will be employed on the site:

A. Silt Fence – Used for sediment filtration along the downslope perimeter of portions of the project, as well as to prevent runoff from storage of excavated materials during utility construction. The fence retains sediment primarily by retarding flow and promoting deposition of sediment on the uphill side of the slope. Runoff is filtered as it passes through the geotextile.
B. Inlet Protection – To be provided around all proposed storm sewer inlets during construction. Locations are indicated on the attached site plan. The measures will trap and settle out sediment and debris prior to runoff entering the proposed storm sewer system.
C. Construction Entrance – Stone pads will be constructed at entrances and exits to the project to prevent off-site transport of sediment by construction vehicles. The pads are a minimum of 50’ long and 8” deep. They will be graded to prevent runoff from leaving the site.

Attachment G – Drainage Area Map

Existing and proposed hydrology maps are included as an attachment to this report.

Attachment H – Temporary Sediment Pond(s) Plans and Calculations

No areas greater than 10 ac proposed to be disturbed. Temporary sediment ponds are not proposed.

Attachment I – Inspection and Maintenance for BMPs

The inspection and maintenance of temporary BMPs will be made according to TCEQ RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

Inspection Personnel:

Inspections shall be conducted by qualified representatives of the contractor acting on behalf of the owner or a designated party, if hired separately by the owner. Each operator must delegate authority to the specifically described position or person performing inspections, as provided by 30 TAC 305.128, as an authorized person for signing reports and performing certain activities requested by the director or required by the TPDES general permit. This delegation of authority must be provided to the director of TCEQ in writing and a copy shall be kept along with the signed effective copy of the SWPPP.

Inspection Schedule and Procedures:

An inspection shall occur weekly and after any rain event.

The authorized party shall inspect all disturbed areas of the site, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.

Disturbed areas and areas used for storage of materials that are exposed to precipitation or within limits of the 1% annual chance (100 year) floodplain must be inspected for evidence of, or the potential for, pollutants entering the runoff from the site. Erosion and sediment control measures identified in the plan must be observed to ensure that they are operating correctly. Observations can be made during wet or dry weather conditions. Where discharge locations or points are accessible, they must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. This can be done by inspecting receiving waters to see where vehicles enter or exit the site for evidence of off-site sediment tracking.

Based on the results of the inspection, the site description and the pollution prevention measures identified in the plan must be revised as soon as possible after an inspection that reveals inadequacies. The inspection and plan review process must provide for timely implementation of any changes to the plan within 7 calendar days of the inspection.

An inspection report shall be completed, which summarizes the scope of the inspection, name(s) and qualifications of personnel conducting the inspection, the date(s) of the inspection, and major observations relating to the implementation of the SWPPP. Major observations shall include, at a minimum, location of discharges of sediment or other pollutants from the site, location of BMPs that need to be maintained, location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where BMPs are needed.

Actions taken as a result of the inspections must be described within, and retained as a part of, the SWPPP. Reports must identify and incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the

SWPPP and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions – Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

A. In ongoing construction areas, inspect erosion control improvements to confirm facilities are in place and operable. Where facilities have been temporarily set aside or damaged due to construction activity, place facilities in service before leaving job site.
B. If weather forecast predicts a possibility of rain, check entire facilities throughout the site to ensure they are in place and operable. If job site weather conditions indicate a high probability of rain, make special inspection of erosion control facilities.
C. After rainfall events, review erosion control facilities as soon as the site is accessible. Clean rock berms, construction entrances, and other structural facilities. Determine where additional facilities or alternative techniques are needed to control sediment leaving the site.
D. After portions of the site have been seeded, review these areas on a regular basis in accordance with project specifications to assure property watering until grass is established. Re-seed areas where grass is not well-established.
E. Spills are to be handled as specified by the manufacturer of the product in a timely and safe manner by qualified personnel. The site superintendent will be responsible for coordinate spill prevention and cleanup operations.
F. Concrete trucks will discharge extra concrete or wash out drum only at an approved location on site. Residual product shall be properly disposed of.
G. Inspect vehicle entrances and exits for evidence of off-site tracking and correct as needed.
H. Remove sediment from traps and ponds no later than when the design capacity has been reduced by 50%.
I. If sediment escapes the site, the contractor, where feasible and where access is available, shall collect and remove sedimentation material by appropriate non-damaging methods. Additionally, the contractor shall correct the condition causing discharges.
J. If inspections or other information sources reveal a control has been used incorrectly, or that control is performing inadequately, the contractor must replace, correct, or modify the control as soon as practical after discovery of the deficiency.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Silt fence, inlet protection, and a construction entrance will serve as the Best Management Practices (BMP's) to mitigate sediment-laden runoff during construction. Silt fence will be installed along the perimeter of the disturbed area to intercept sediment while allowing stormwater to percolate through. The silt fence will be in place prior to any site clearing and will remain until the disturbed areas are permanently stabilized.

Tree protection fencing will be installed around all designated protected trees to prevent damage during construction activities.

Additionally, a stabilized construction entrance consisting of crushed stone will be installed at the designated point of ingress and egress to minimize the tracking or flow of sediment onto the adjacent public right-of-way.

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

I J. ROBERT LONG,
Print Name

AUTHORIZED SIGNATORY,
Title - Owner/President/Other

of WS-COS INVESTMENTS, LLC,
Corporation/Partnership/Entity Name

have authorized Brandon Gilmore
Print Name of Agent/Engineer

of Gray Engineering, Inc.
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

Date 7/25/25

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Long 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 25 day of July, 2025

Holly L. Slagle

NOTARY PUBLIC

Holly L. Slagle

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3-24-2029

HOLLY L SLAGLE
Notary Public, State of Texas
Comm. Expires 03-24-2029
Notary ID 135507898

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Sweetwater Crossing Phase 3 Section 1
Regulated Entity Location: Sweetwater Village Drive, Austin TX 78738
Name of Customer: WS-COS Investments, LLC
Contact Person: Robert Long Phone: (512) 796-6601
Customer Reference Number (if issued):CN CN605190990
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☒ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	56.901 Acres	$ 6,500
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: 08/11/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

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

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

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

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

☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 605190990		**RN**

SECTION II: Customer Information

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

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

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

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

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

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☐ **Yes** ☐ **No**

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

☐ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

City		**State**		**ZIP**		**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*

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

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

Sweetwater Crossing Phase 3 Section 1

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

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

25. Description to Physical Location:	Southeast of intersection of Sweetwater Village Drive and Cross Peak Drive				
26. Nearest City			**State**	**Nearest ZIP Code**	
Bee Cave			TX	78738	

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).

27. Latitude (N) In Decimal:	30.317088		**28. Longitude (W) In Decimal:**	-98.005640	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	19	1.5168	98	0	20.304

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6552			

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

Single Family Residential

34. Mailing Address:	**660 Steamboat Rd**						
	Fl 3						
	City	**Greenwich**	**State**	**CT**	**ZIP**	**6830**	**ZIP + 4**	**7150**
35. E-Mail Address:	**Long@wheelockstreetland.com**						

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 796-6601		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Brandon Gilmore	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(432 **)** 386-5529		**( )** -	bgilmore@gray-civil.com

SECTION V: Authorized Signature

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

Company:	Gray Engineering Inc.	**Job Title:**	Project Manager	
Name *(In Print):*	Brandon Gilmore		**Phone:**	**(** 432 **)** 386- **5529**
Signature:			**Date:**	08/11/2025

SUMMARY NOTES

ENGINEER:
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY., SUITE 140
AUSTIN, TEXAS 78759
(512) 452-0371
FAX (512) 454-9933

SURVEYOR:
G&R SURVEYING, LLC., TBPLS F-10032000
1805 OUIDA DR.
AUSTIN, TX 78728
(512) 267-7430

DEVELOPER/OWNER:
WS-COS INVESTMENTS, LLC

CONTACT:
J. ROBERT LONG
P.O. BOX 93002
AUSTIN, TX 78709
(PH) 512-796-6601

UTILITIES:
PEDERNALES ELECTRIC COOPERATIVE
TIME WARNER CABLE
AT&T TELEPHONE
LAZY NINE MUNICIPAL UTILITY DISTRICT 1A

MUNICIPAL UTILITY DISTRICT:
LAZY NINE MUD 1A - WATER,
WASTEWATER, AND STORM SERVICE

CONTACT:
DENNIS LOZANO, P.E.
LAZY NINE MUD 1A DISTRICT ENGINEER
DENNISL@MALONEWHEELER.COM
(PH) 512-899-0601

NOTES:

1. THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APROVING THESE PLANS, TRAVIS COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. SUBJECT PROPERTY IS WITHIN THE CITY OF BEE CAVE ETJ - TRAVIS COUNTY, TEXAS
3. WATERSHED STATUS - THIS PROJECT IS LOCATED IN THE LITTLE BARTON CREEK WATERSHED
4. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE
5. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN AS IDENTIFIED ON MAP NO. 48453C0385J & 48453C0395J DATED JANUARY 22, 2020.
6. THIS PROJECT IS LOCATED WITHIN THE TRAVIS COUNTY ESD-6 (LAKE TRAVIS FIRE RESCUE)
7. ALL STRUCTURAL FIELD CHANGES REQUIRE A PLAN REVISION APPROVAL IN WRITING BEFORE COMMENCEMENT OF THE WORK.
8. THE APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION
9. CONTRACTOR SHALL COORDINATE CONTINUOUSLY AND AS NECESSARY WITH PROPERTY/BUSINESS OWNERS TO MAINTAIN CONTINUATION OF TRAFFIC CONTROL AND ACCESS.
10. BE INFORMED THAT THE CONTRACTOR MUST OBTAIN A SEPARATE PERMIT TO WORK WITHIN THE COUNTY ROW.
11. ALL CHANGES TO THE TRAFFIC CONTROL PLAN MUST BE APPROVED AND DOCUMENTED BY THE SEALING ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY PROPOSED CHANGES TO THE TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL.

PRE-CONSTRUCTION NOTES:

1. PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING ENSURE THAT ALL REQUIRED NOTICES AND PERMITS ARE POSTED AND THE CERTIFIED INSPECTOR FOR YOUR SITE HAS UPLOADED A SWP3 INSPECTION REPORT TO YOUR ACCOUNT THAT CONFIRMS THAT THE FIRST PHASE OF TEMPORARY ESC HAVE BEEN INSTALLED PER PLANS AND SPECIFICATIONS.

   FAILURE TO FOLLOW THE PRE-CONSTRUCTION MEETING REQUIREMENTS MAY RESULT IN WORK STOPPAGE AND ADDITIONAL PERMIT FEES

   SPECIAL PRE-CON NOTES:
1. PROVIDE 48 HR. MINIMUM NOTICE TO SCHEDULE THE PRE-CON MEETING.
2. PROVIDE A 1/2 SIZE SET OF PLANS FOR THE INSPECTOR AT THE PRE-CON.
3. PROVIDE AN ANTICIPATED CONSTRUCTION SCHEDULE AT THE PRE-CON.
4. BRING YOUR SWP3 FOR COMPLETENESS CHECK AT THE PRE-CON.

2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANS APPROVED BY TRAVIS COUNTY

3. SCHEDULE YOUR PROJECTS PRE-CONSTRUCTION MEETING THROUGH THE HTTPS://WWW.MGOCONNECT.ORG/CP/PORTAL AFTER THE INITIAL 3RD PARTY SWP3 INSPECTION REPORT HAS BEEN UPLOADED AND ALL PERMITS AND NOTICCES HAVE BEEN POSTED, THEN FOLLOW UP WITH EMAIL TO THE ENGINEERING INSPECTOR, JOHNNY ANGLIN, AT johnny.anglin@traviscountytx.gov

REVIEWED B Y:

TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DATE

TNR DEVELOPMENT PERMIT NUMBER DATE

TRAVIS COUNTY ESD NO. 6 DATE

LAZY NINE MUD 1A DATE

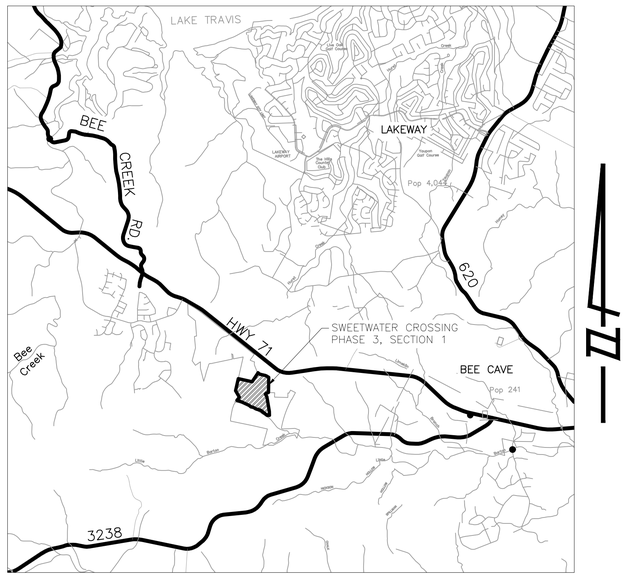
NO.	REVISION DESCRIPTION	REVIEWED BY:	DATE

SWEETWATER CROSSING PHASE 3, SECTION 1

PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

TRAVIS COUNTY, TEXAS

JULY 2025



N.T.S.

VICINITY MAP

DATE OF SUBMITTAL:

FEMA MAP NUMBERS: 48453C0385J,
48453C0395J
EFFECTIVE DATE: JAN. 22, 2020
PRECINCT: TRAVIS COUNTY THREE
TAX MAP PARCEL ID: 846292
ACREAGE 395.225 ACRES

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES (1 OF 4)
3	GENERAL NOTES (2 OF 4)
4	GENERAL NOTES (3 OF 4)
5	GENERAL NOTES (4 OF 4)
6	FINAL PLAT (1 OF 3)
7	FINAL PLAT (2 OF 3)
8	FINAL PLAT (3 OF 3)
9	EROSION AND SEDIMENTATION CONTROL PLAN (1 OF 2)
10	EROSION AND SEDIMENTATION CONTROL PLAN (2 OF 2)
11	RESTORATION PLAN (1 OF 2)
12	RESTORATION PLAN (2 OF 2)
13	SIGNAGE AND STRIPING PLAN
14	OSCEOLA HEARD TRAIL (STA 1+00 TO 8+00)
15	OSCEOLA HEARD TRAIL (STA 8+00 TO END)
16	HEARD BROTHERS BEND (STA 1+00 TO 11+00)
17	HEARD BROTHERS BEND (STA 11+00 TO END)
18	HEARD BROTHER CUL-DE-SAC (1+00 TO END)
19	ANTELOPE DRAW LANE (STA 1+00 TO END)
20	ANTELOPE DRAW CUL-DE-SAC & KNUCKLE (1+00 TO END)
21	LOWLAND KNOB ROAD (STA 1+00 TO END)
22	LOWLAND KNOB CUL-DE-SAC WEST & EAST (1+00 TO END)
23	CAIN MIST LANE (STA 1+00 TO END)
24	ACCESS ROAD (STA 1+00 TO END)
25	GRADING PLAN (1 OF 2)
26	GRADING PLAN (2 OF 2)
27	EXISTING HYDROLOGY MAP
28	PROPOSED HYDROLOGY MAP
29	DRAINAGE AREA MAP
30	DRAINAGE AREA CALCULATIONS
31	OVERALL STORM SEWER PLAN (1 OF 2)
32	OVERALL STORM SEWER PLAN (2 OF 2)
33	SSL-B PLAN & PROFILE (1+00 TO END)
34	SSL-C PLAN & PROFILE (1+00 TO END)
35	SSL-D.1 & SSL-D.2 PLAN & PROFILE (1+00 TO END)
36	CULVERTS A, B1 & B1-WYE
37	CULVERTS B1.5 & B2
38	CULVERT C & C-WYE
39	OVERALL ROADWAY SWALE PLAN
40	ROADWAY SWALE A10, B10 & B15 (STA 1+00 TO END)
41	ROADWAY SWALE B20 (STA 1+00 TO END)
42	ROADWAY SWALE B30 & B40 (STA 1+00 TO END)
43	ROADWAY SWALE B50, B60 & B70 (STA 1+00 TO END)
44	ROADWAY SWALE B80 & C10 (STA 1+00 TO END)
45	ROADWAY SWALE C20, C30 & C40 (STA 1+00 TO END)
46	ROADWAY SWALE D10 & D20 (STA 1+00 TO END)
47	POND PLAN & PROFILE
48	OVERALL WATER DISTRIBUTION PLAN
49	OVERALL WASTEWATER COLLECTION PLAN
50	STANDARD DETAILS (1 OF 9)
51	STANDARD DETAILS (2 OF 9)
52	STANDARD DETAILS (3 OF 9)
53	STANDARD DETAILS (4 OF 9)
54	STANDARD DETAILS (5 OF 9)
55	STANDARD DETAILS (6 OF 9)
56	STANDARD DETAILS (7 OF 9)
57	STANDARD DETAILS (8 OF 9)
58	STANDARD DETAILS (9 OF 9)

STATE OF TEXAS
BRANDON D. GILMORE
150018
LICENSED PROFESSIONAL ENGINEER

SUBMITTED BY

I, BRANDON D. GILMORE, LICENSED PROFESSIONAL ENGINEER NO. 150018, AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY STATE THAT THIS PRELIMINARY PLAN CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF BEE CAVE AND COMPLIES WITH TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS.

08/11/2025
DATE

BRANDON GILMORE, PE
GRAY ENGINEERING, INC. TBPE NO. F-2946
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TX 78759
(512) 452-0371

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

PROJECT NO:11920

H:\PROJECTS\1741 - WHEELOCK STREET CAPITAL\11920 SWEETWATER CROSSING RESIDENTIAL PHASES 1 AND 2\CAD\SHEETS\11920-C-COVR.DWG DATE: 8/11/2025 3:29:57 PM BY: BGILMORE

SILT FENCE:
PHASE 1
1. INSTALL PERIMETER SILT FENCE DOWNGRADIENT OF ALL PROPOSED DISTURBANCE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREAS AS SHOWN IN PLANS.
PHASE 2
3. INSTALL REMAINING EROSION AND SEDIMENTATION CONTROLS PRIOR TO ANY DISTURBANCE, AND AS NOTED IN "TEMPORARY EROSION CONTROL NOTES"

MATCHLINE TO SHEET 10

SCALE: 1" = 80'
GRAPHIC SCALE IN FEET
0 40' 80' 160'

LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- XXX — EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- XXX — PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- TP — TREE PROTECTION
- MULCH LOG
- INLET PROTECTION
- ROCK BERM
- FLOW DIRECTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- SPOILS PILE

LAZY NINE MUD 1A
EFFLUENT POND ADDITION
CORRECTION DEED
1.02 AC.

12
BLOCK A
OS/AMENITY
1.61 AC.

CONCRETE WASHOUT

SPOILS PILE

FUTURE PHASE 2

TEMPORARY SILT FENCE PHASE 2

HEARD BROTHERS BEND

INLET PROTECTION

TEMPORARY SILT FENCE PHASE 1

ANTELOPE DRAW LANE

CAIN MIST LANE

LOWLAND KNOB ROAD

OSCEOLA HEARD TRAIL

12
BLOCK C
TEMPORARY SILT FENCE PHASE 2
0.59 AC.

DIVERSION DIKE SEE SECTION C-C, SHEET 29 - DRAINAGE AREA MAP

LIMITS OF CONSTRUCTION AND TEMPORARY SILT FENCE PHASE 1

150
BLOCK A
IRRIGATION/DRAINAGE TRACT
24.15 AC.

APPROXIMATE ℄ CREEK

TRAVIS COUNTY ESC NOTES:
1. IF AN ADDITIONAL CONCRETE WASHOUT IS NEEDED, THE LOCATION WILL BE DETERMINED ONCE CONSTRUCTION HAS BEGUN AND WILL BE PROPERLY NOTATED ON THE ESC PLAN SHEET AND SWP3 AT THAT TIME.
2. ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
4. INSTALL SILT FENCE ACCORDINGLY FOR RUN-ON DIVERSION OR OFFSITE SEDIMENT CONTROL DEPENDING ON UP OR DOWN SLOPE, FACING POST SIDE ON THE DOWN GRADIENT SIDE.
5. ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
6. MUD AND OR DIRT TRACKED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
7. EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
8. LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
9. CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
10. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
11. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
12. INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
13. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
14. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
15. COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
16. TEMPORARY ESC MEASURES SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
17. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN OBTAINED.
18. TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
19. PERMITTEE SHALL INSPECT ALL INLET PROTECTION DEVICES AS PART OF THE WEEKLY SWP3 REPORT. UPON RECEIVING A FORECAST CALLING FOR A RAIN EVENT FOR AN EXTENDED PERIOD, MODIFICATION OF INLET PROTECTION SHOULD BE MADE TO PREVENT FLOODING OR PONDING OF WATER IF TRAFFIC OR PROPERTY CONCERNS ARISE.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL PLAN (1 OF 2)

PROJECT NO: 1741-11785
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

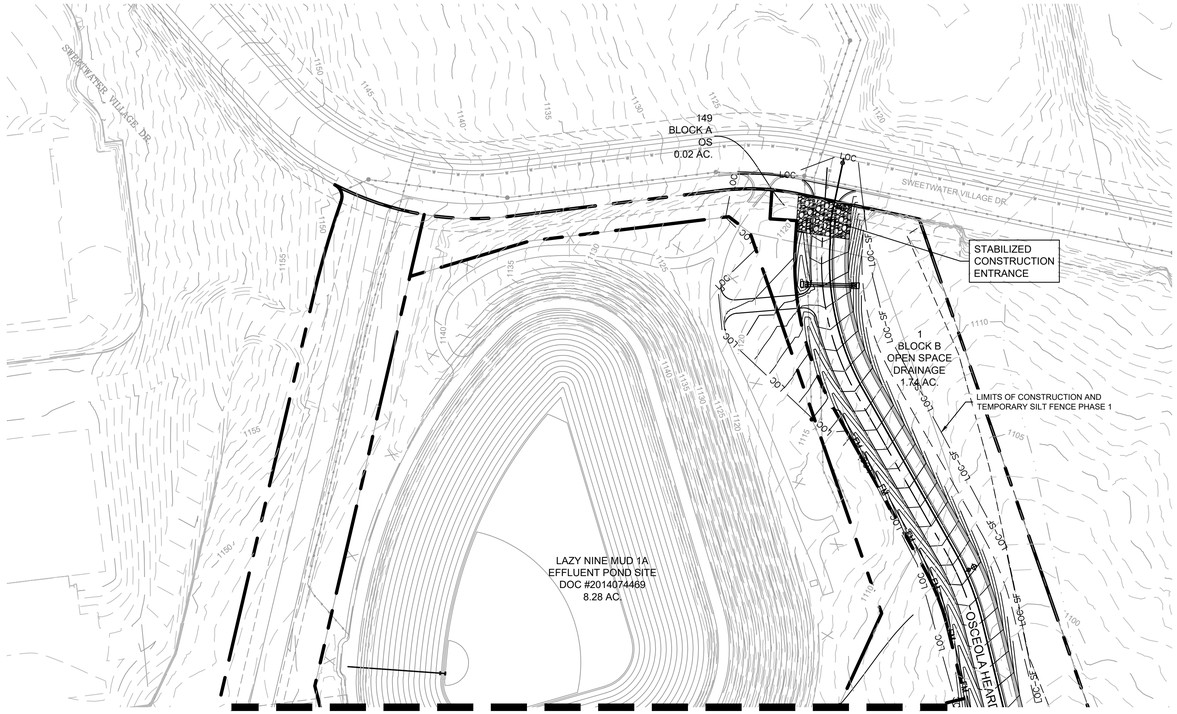
08/11/2025

STATE OF TEXAS
BRANDON D. GILMORE
130018
LICENSED PROFESSIONAL ENGINEER

SHEET 9 OF 58

H:\PROJECTS\1741 - WHEELOCK STREET CAPITAL\11920 SWEETWATER CROSSING RESIDENTIAL PHASES 3 AND 2\CAD\SHEETS\11920-C-ESC.DWG DATE: 8/11/2025 3:41:34 PM BY: BGILMORE

SILT FENCE:
PHASE 1
1. INSTALL PERIMETER SILT FENCE DOWNGRADIENT OF ALL PROPOSED DISTURBANCE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCES AND CONCRETE WASHOUT AREAS AS SHOWN IN PLANS.
PHASE 2
3. INSTALL REMAINING EROSION AND SEDIMENTATION CONTROLS PRIOR TO ANY DISTURBANCE, AND AS NOTED IN "TEMPORARY EROSION CONTROL NOTES"



SCALE: 1" = 80'
GRAPHIC SCALE IN FEET
0 40' 80' 160'

LEGEND

- PROPERTY BOUNDARY
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- LOC — LIMITS OF CONSTRUCTION
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- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- SPOILS PILE

TRAVIS COUNTY ESC NOTES:
1. IF AN ADDITIONAL CONCRETE WASHOUT IS NEEDED, THE LOCATION WILL BE DETERMINED ONCE CONSTRUCTION HAS BEGUN AND WILL BE PROPERLY NOTATED ON THE ESC PLAN SHEET AND SWP3 AT THAT TIME.
2. ALL REQUIRED NOTICES AND PERMITS MUST BE PLACED IN A HIGHLY VISIBLE LOCATION ONSITE BEFORE THE COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION AND SEDIMENTATION CONTROLS (ESC) MUST BE INSTALLED PRIOR TO ANY DISTURBANCE TO THE PROJECT SITE.
4. INSTALL SILT FENCE ACCORDINGLY FOR RUN-ON DIVERSION OR OFFSITE SEDIMENT CONTROL DEPENDING ON UP OR DOWN SLOPE, FACING POST SIDE ON THE DOWN GRADIENT SIDE.
5. ALL ESC USED ONSITE MUST BE REGULARLY MONITORED AND MAINTAINED AS NEEDED.
6. MUD AND OR DIRT TRACKED INTO THE ROADWAY MUST BE IMMEDIATELY REMOVED UPON DISCOVERY.
7. EXCESS MATERIALS THAT WILL BE TRANSPORTED TO AN OFFSITE LOCATION MUST HAVE THAT LOCATION CLEARED BY COUNTY INSPECTOR.
8. LOOSE TRASH AND DEBRIS MUST BE DISPOSED OF PROPERLY ONSITE.
9. CONTRACTOR SHALL MAINTAIN AND UTILIZE DUST CONTROL FOR THE DURATION OF THE PROJECT.
10. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING ONTO THE PUBLIC ROADWAY ON AN ONGOING/REGULAR BASIS.
11. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON INLET INSTALLATION.
12. INITIATE TEMPORARY STABILIZATION WHEN CONSTRUCTION CEASES IN A DISTURBED AREA FOR 14 DAYS.
13. INITIATE PERMANENT STABILIZATION IMMEDIATELY ONCE WORK HAS CEASED AND FINAL GRADE HAS BEEN ACHIEVED.
14. ALL DISTURBED/BARE AREAS WILL REQUIRE PERMANENT STABILIZATION BEFORE FINAL ACCEPTANCE CAN BE ACHIEVED. AVOID DISTURBING AREAS OF THE PROJECT THAT ARE NOT NECESSARY FOR CONSTRUCTION.
15. COUNTY INSPECTOR MAY REQUEST ADDITIONAL CONTROLS BE INSTALLED ONSITE AS NEEDED.
16. TEMPORARY ESC MEASURES SHALL REMAIN IN PLACE IN ALL DISTURBED AREAS UNTIL ADEQUATE STABILIZATION HAS BEEN ACHIEVED.
17. CONTRACTOR MUST REMOVE SEDIMENT FROM ALL STORM SEWER INLET BOXES, LINES, PIPES AND CULVERTS BEFORE CONDITIONAL/FINAL ACCEPTANCE CAN OBTAINED.
18. TRAVIS COUNTY REQUIRES CERTIFIED SWP3 INSPECTORS TO CONDUCT SWP3 INSPECTIONS AND REPORTING ON ALL PROJECTS WITH ONE ACRE OF DISTURBANCE AND LARGER.
19. PERMITTEE SHALL INSPECT ALL INLET PROTECTION DEVICES AS PART OF THE WEEKLY SWP3 REPORT, UPON RECEIVING A FORECAST CALLING FOR A RAIN EVENT FOR AN EXTENDED PERIOD, MODIFICATION OF INLET PROTECTION SHOULD BE MADE TO PREVENT FLOODING OR PONDING OF WATER IF TRAFFIC OR PROPERTY CONCERNS ARISE.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946
GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL PLAN (2 OF 2)

PROJECT NO: 1741-11785
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

08/11/2025

STATE OF TEXAS
BRANDON D. GILMORE
150018
LICENSED
PROFESSIONAL ENGINEER

SCALE: 1" = 200'
GRAPHIC SCALE IN FEET
0 100' 200' 400'

LEGEND

- PROPERTY BOUNDARY
- PHASE 1 BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW ARROW
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION
- DA / XX AC — INLET ID / DRAINAGE AREA

NOTES:
1. EXISTING CONTOURS SHOWN WITHIN THE PROPERTY BOUNDARY AND OUTSIDE THE PROPERTY BOUNDARY HAVE BEEN PROVIDED BY CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG), RESPECTIVELY, FROM LIDAR MAPPING TECHNOLOGY.

EXISTING HMS OUTPUT - DRAINAGE BASINS

BASIN	AREA (AC)	AREA (mi^2)	CN	T_L (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-10	70.36	0.10994	79.00	10.89	161.7	316.5	422.8	595.3

EXISTING HMS OUTPUT - SITE DISCHARGE

BASIN	AREA (AC)	AREA (mi^2)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
POA-1	70.36	0.10994	161.7	316.5	422.8	595.3

PROPOSED HMS OUTPUT - SITE DISCHARGE DELTA

BASIN	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	Q_{100} Δ %
POA-1	-14.00	-35	-37.7	-21.1	-4%

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NO.	BY	DATE	REVISION DESCRIPTION

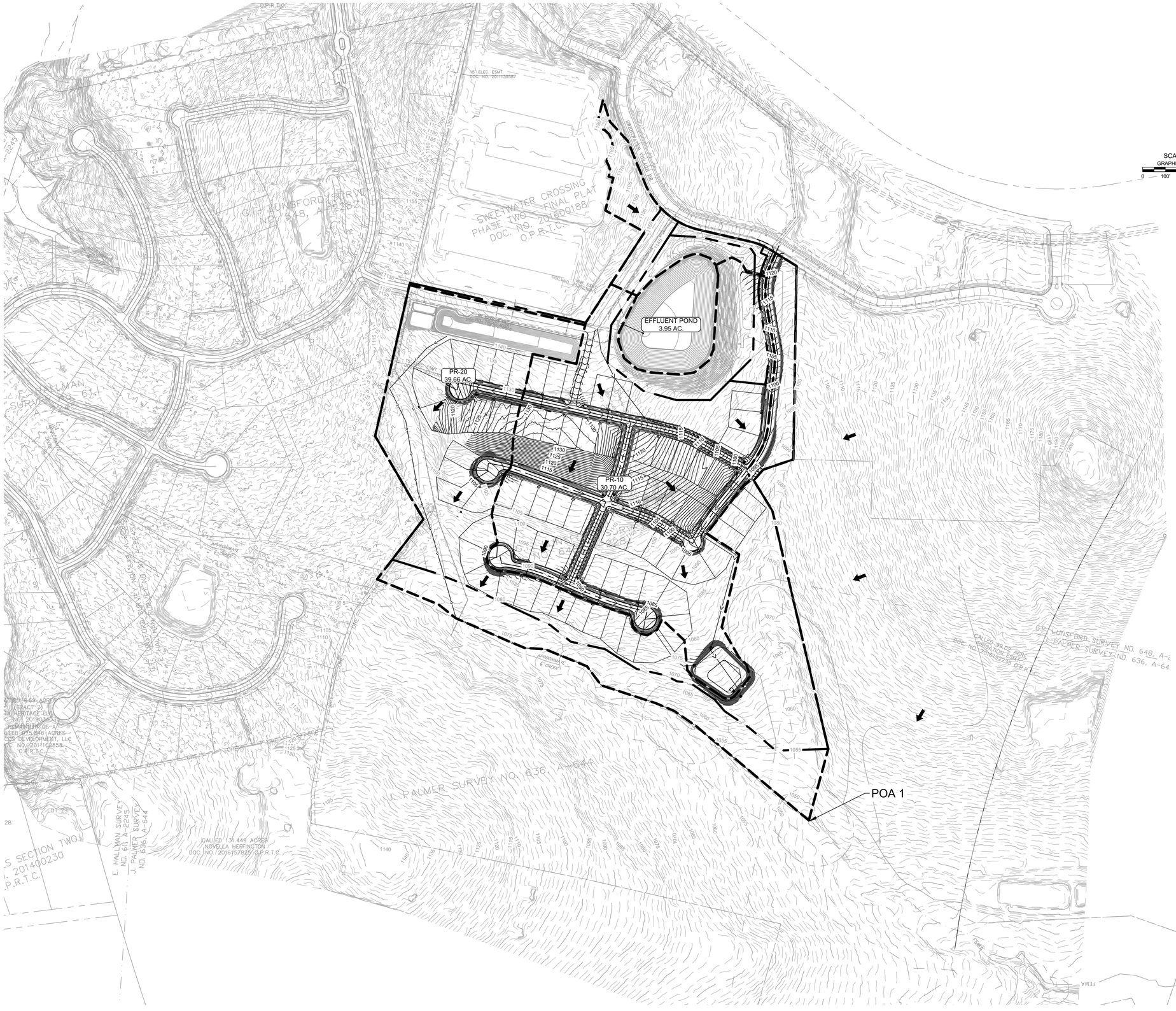
SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

EXISTING HYDROLOGY MAP

PROJECT NO: 1741-11785
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

08/11/2025

STATE OF TEXAS
BRANDON D. GILMORE
150018
LICENSED PROFESSIONAL ENGINEER



NOTES:
1. EXISTING CONTOURS SHOWN WITHIN THE PROPERTY BOUNDARY AND OUTSIDE THE PROPERTY BOUNDARY HAVE BEEN PROVIDED BY G&R SURVEYING AND CAPITAL AREA COUNCIL OF GOVERNMENTS (CAPCOG), RESPECTIVELY, FROM LIDAR MAPPING TECHNOLOGY.

PROPOSED HMS OUTPUT - DRAINAGE BASINS

BASIN	AREA (AC)	AREA (mi^2)	CN	T_L (min)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-10	30.70	0.04797	83.65	9.4	89.3	161.6	209.6	286.8
PR-20	39.66	0.06197	81.51	9.9	104.8	196.6	258.6	358.4

PROPOSED HMS OUTPUT - SITE DISCHARGE

BASIN	AREA (AC)	AREA (mi^2)	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
POA-1	70.36	0.10994	147.7	281.5	385.1	574.2

PROPOSED HMS OUTPUT - SITE DISCHARGE DELTA

BASIN	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)	Q_{100} Δ %
POA-1	-14.00	-35	-37.7	-21.1	-4%

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NO.	BY	DATE	REVISION DESCRIPTION

SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

PROPOSED
HYDROLOGY MAP

PROJECT NO: 1741-11785

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

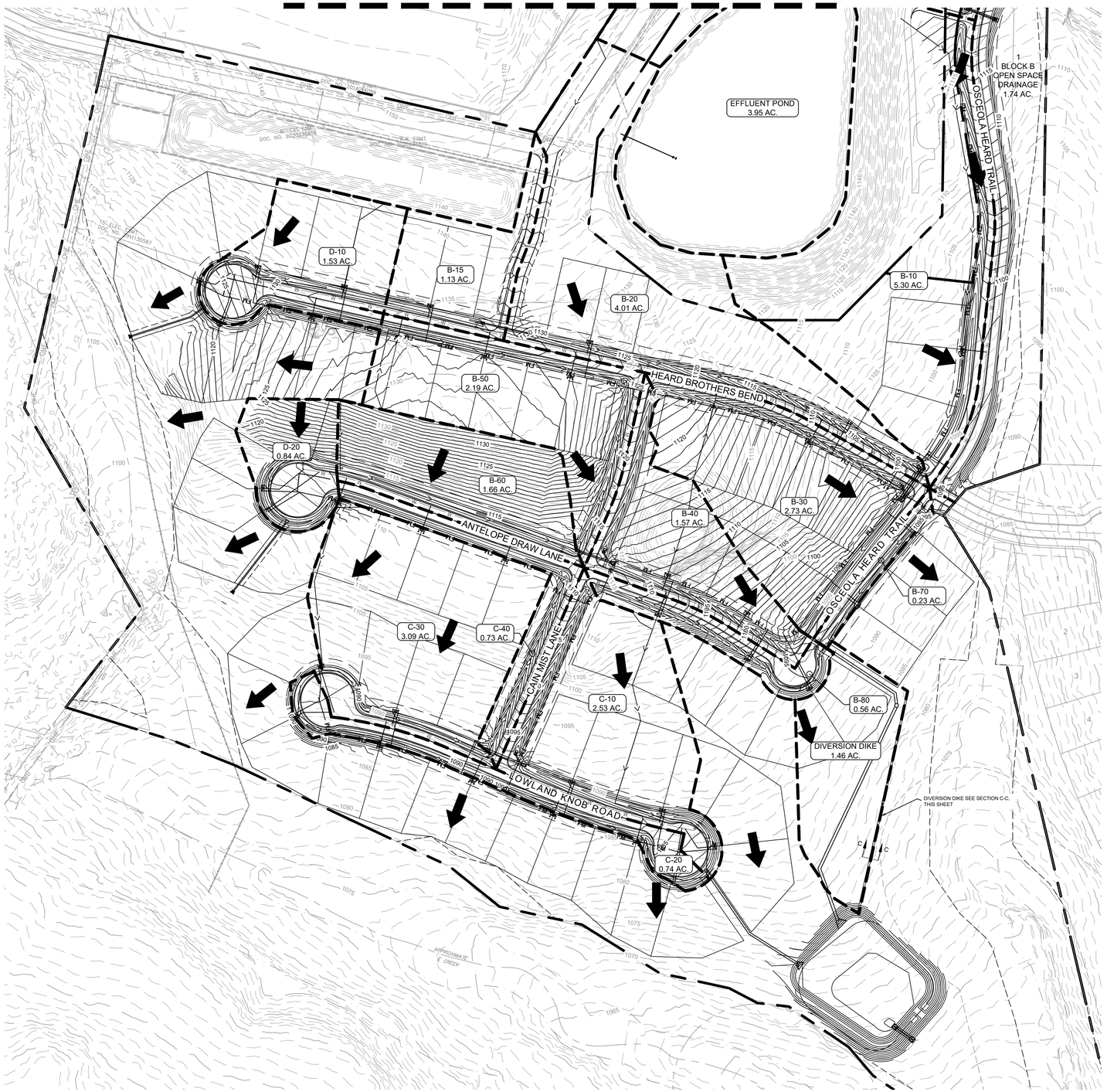
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

08/11/2025

STATE OF TEXAS
BRANDON D. GILMORE
136018
LICENSED
PROFESSIONAL ENGINEER

SHEET 28 OF 58

MATCH TO CURRENT SHEET



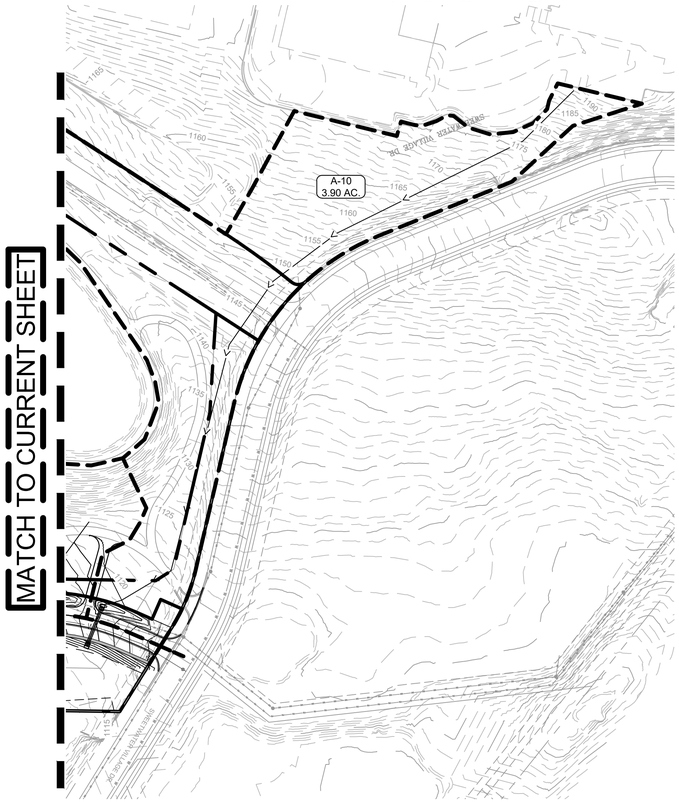
1" = 100'
GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

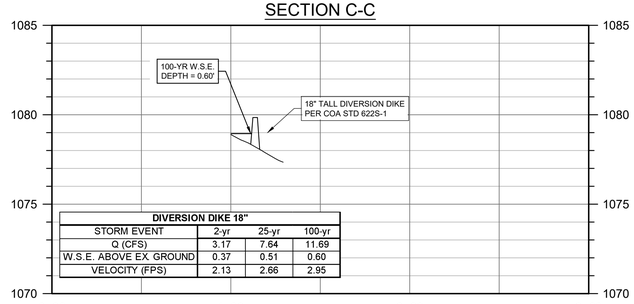
- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW ARROW
- DRAINAGE DIVIDE
- DA / XX AC — INLET ID / DRAINAGE AREA

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
0 50' 100' 200'

MATCH TO CURRENT SHEET



SECTION C-C



DIVERSION DIKE 18"			
STORM EVENT	2-yr	25-yr	100-yr
Q (CFS)	3.17	7.64	11.69
W.S.E. ABOVE EX. GROUND	0.37	0.51	0.60
VELOCITY (FPS)	2.13	2.66	2.95

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NO.	BY	DATE	REVISION DESCRIPTION

SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

DRAINAGE AREA MAP

PROJECT NO: 1741-11785
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

08/11/2025

STATE OF TEXAS
BRANDON D. GILMORE
150018
LICENSED PROFESSIONAL ENGINEER

SHEET 29 OF 58

C VALUE ASSUMPTIONS

COVER TYPE	2 Year	10 Year	25 Year	100 Year	
GRASS	0.29	0.35	0.39	0.46	(2-7% Slope)
IMPERVIOUS	0.75	0.83	0.88	0.97	

NOTES:
RUNOFF VOLUME CALCULATED USING
COA RATIONAL METHOD
Q=C*I*A
INTENSITY CALCULATED USING ZONE 2
INTENSITY-DURATION-FREQUENCY
CURVE COEFFICIENTS

Drainage Area	Area (Acre)	Area (ft²)	Impervious (%)	Pervious (%)	Runoff Coefficents			
					2 Year	10 Year	25 Year	100 Year
A-10	3.90	169,905	3.73%	96.27%	0.27	0.32	0.36	0.43
B-10	5.30	230,656	10.24%	89.76%	0.34	0.40	0.44	0.51
B-15	1.13	49,010	36.99%	63.01%	0.46	0.52	0.57	0.65
B-20	4.01	174,510	16.41%	83.59%	0.36	0.43	0.47	0.54
B-30	2.73	119,018	31.58%	68.42%	0.43	0.50	0.54	0.62
B-40	1.57	68,310	33.10%	66.90%	0.44	0.51	0.55	0.63
B-50	2.19	95,481	39.98%	60.02%	0.47	0.54	0.58	0.66
B-60	1.66	72,285	8.72%	91.28%	0.33	0.39	0.43	0.50
B-70	0.23	9,943	60.72%	39.28%	0.56	0.64	0.68	0.77
B-80	0.56	24,206	45.18%	54.82%	0.49	0.56	0.61	0.69
C-10	2.53	110,160	35.16%	64.84%	0.45	0.52	0.56	0.64
C-20	0.74	32,372	63.98%	36.02%	0.58	0.65	0.70	0.78
C-30	3.09	134,576	34.14%	65.86%	0.44	0.51	0.56	0.63
C-40	0.73	31,787	47.95%	52.05%	0.51	0.58	0.62	0.70
D-10	1.53	66,571	32.90%	67.10%	0.44	0.50	0.55	0.63
D-20	0.84	36,513	0.36%	99.64%	0.29	0.35	0.39	0.46
DIVERSION DIKE	1.46	63,486	12.60%	87.40%	0.35	0.41	0.45	0.52

Drainage Area	Time of Concentration (min.)	
	Minimum Tc (min.)=	5
A-10	5.00	
B-10	9.89	
B-15	7.48	
B-20	7.48	
B-30	5.11	
B-40	5.00	
B-50	5.00	
B-60	5.99	
B-70	5.00	
B-80	5.00	
C-10	5.00	
C-20	5.00	
C-30	8.21	
C-40	5.00	
D-10	5.00	
D-20	5.00	
DIVERSION DIKE	5.00	

Drainage Area	Inlet	Inlet Type	Area (Acre)	Impervious (%)	Pervious(%)	Time of Concentration (min.)	2 Year			10 Year			25 Year			100 Year		
							C	I (in/hr)	Q (ft³/s)	C	I (in/hr)	Q (ft³/s)	C	I (in/hr)	Q (ft³/s)	C	I (in/hr)	Q (ft³/s)
A-10		-	3.90	3.73%	96.27%	5.00	0.27	6.27	6.56	0.32	9.43	11.75	0.36	11.62	16.32	0.43	15.32	25.74
B-10		-	5.30	10.24%	89.76%	9.89	0.34	5.05	8.98	0.40	7.54	15.89	0.44	9.27	21.57	0.51	12.19	33.03
B-15		-	1.13	36.99%	63.01%	9.89	0.46	5.05	2.59	0.52	7.54	4.44	0.57	9.27	5.94	0.65	12.19	8.87
B-20		-	4.01	16.41%	83.59%	7.48	0.36	5.57	8.12	0.43	8.34	14.28	0.47	10.26	19.31	0.54	13.51	29.37
B-30		-	2.73	31.58%	68.42%	5.11	0.43	6.23	7.36	0.50	9.38	12.77	0.54	11.55	17.14	0.62	15.22	25.77
B-40		-	1.57	33.10%	66.90%	5.00	0.44	6.27	4.32	0.51	9.43	7.48	0.55	11.62	10.04	0.63	15.32	15.07
B-50		-	2.19	39.98%	60.02%	5.00	0.47	6.27	6.46	0.54	9.43	11.12	0.58	11.62	14.88	0.66	15.32	22.22
B-60		-	1.66	8.72%	91.28%	5.99	0.33	5.97	3.26	0.39	8.96	5.81	0.43	11.03	7.91	0.50	14.53	12.15
B-70		-	0.23	60.72%	39.28%	5.00	0.56	6.27	0.81	0.64	9.43	1.37	0.68	11.62	1.82	0.77	15.32	2.68
B-80		-	0.56	45.18%	54.82%	5.99	0.49	5.97	1.64	0.56	8.96	2.80	0.61	11.03	3.73	0.69	14.53	5.55
C-10		-	2.53	35.16%	64.84%	5.00	0.45	6.27	7.11	0.52	9.43	12.29	0.56	11.62	16.48	0.64	15.32	24.70
C-20		-	0.74	63.98%	36.02%	5.00	0.58	6.27	2.69	0.65	9.43	4.56	0.70	11.62	6.05	0.78	15.32	8.91
C-30		-	3.09	34.14%	65.86%	8.21	0.44	5.40	7.40	0.51	8.08	12.74	0.56	9.93	17.05	0.63	13.07	25.54
C-40		-	0.73	47.95%	52.05%	5.00	0.51	6.27	2.31	0.58	9.43	3.96	0.62	11.62	5.28	0.70	15.32	7.85
D-10			1.53	32.90%	67.10%	5.00	0.44	6.27	4.20	0.50	9.43	7.27	0.55	11.62	9.76	0.63	15.32	14.66
D-20			0.84	0.36%	99.64%	5.00	0.29	6.27	1.53	0.35	9.43	2.78	0.39	11.62	3.82	0.46	15.32	5.93
DIVERSION DIKE		-	1.46	12.60%	87.40%	5.00	0.35	6.27	3.17	0.41	9.43	5.63	0.45	11.62	7.64	0.52	15.32	11.69

AREA INLET CALCULATIONS FOR 100-YR STORM

$Q = 3.0h^{1.5}L$

INLET NUMBER	FLOW (CFS)	Q_{BYPASS} (CFS)	Q_{TOTAL} (CFS)	LENGTH (FT)	Q/L or A (CFS/LF)	H(FT) ($a+Y_o$)	INLET TYPE
B30	134.33	0	134.33	16	8.40	1.99	Area Inlet
B70	8.24	0	8.24	16	0.51	0.31	Area Inlet
C10	67.00	0	67.00	16	4.19	1.25	Area Inlet
D10	14.66	0	14.66	16	0.92	0.45	Area Inlet
D20	7.51	0	7.51	16	0.47	0.29	Area Inlet

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GRAY ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

SWEETWATER CROSSING
PHASE 3, SECTION 1
TRAVIS COUNTY, TEXAS

DRAINAGE AREA CALCULATIONS

PROJECT NO: 1741-11785

DESIGNED BY: XXX

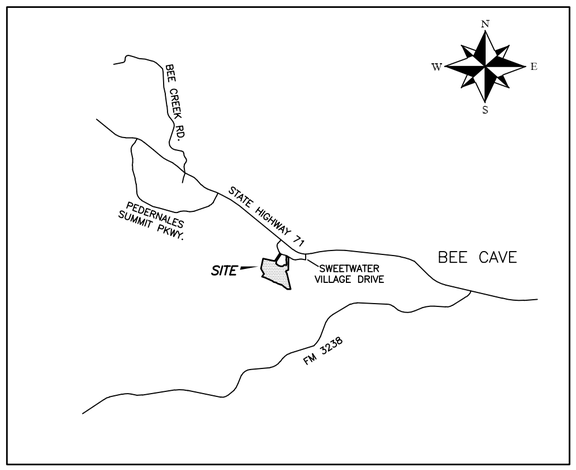
DRAWN BY: XXX

CHECKED BY: XXX

08/11/2025

STATE OF TEXAS
BRANDON D. GILMORE
LICENSED
PROFESSIONAL ENGINEER
136018

SHEET 30 OF 58



LOCATION MAP
NOT TO SCALE

FINAL PLAT OF SWEETWATER CROSSING PHASE 3, SECTION 1,

A SUBDIVISION OF 56.901 ACRES OF LAND OUT OF THE C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, TRAVIS COUNTY, TEXAS

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS:

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

C&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

FINAL PLAT OF
SWEETWATER CROSSING PHASE 3, SECTION 1,
A SUBDIVISION OF 56.901 ACRES OF LAND OUT OF THE C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- INSIGNIA IRON ROD WITH CAP FOUND *(INSIGNIA NOTED)*
- MAG NAIL WITH DELTA SHINER FOUND
- IRON ROD WITH G&R CAP SET
- CONCRETE MONUMENT SET
- CALCULATED POINT
- PUE PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK LOCATION

N W E S

1"=100'

0 50 100 200 400

BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)
DISTANCES ARE SURFACE DISTANCES, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF: 1.000101821

LOT 4

BLOCK B
LOT 5

MADRONE CANYON
DOC. NO. 202100080

LOT 6

LOT 7, BLOCK A
SWEETWATER CROSSING PHASE TWO
DOC. NO. 201700213

G.F. LUNSFORD SURVEY
ABS. NO. 2282

TALL TIMBER TRAIL
(60' ROW)

DELTA

LOT 83

LOT 84

LOT 85

MATCHLINE SHEET 2 SHEET 3

MATCHLINE SHEET 2 SHEET 3

N12°46'59"E 690.12'

S77°13'49"E 791.47'

N33°02'41"E 474.03'

S33°03'44"W 541.00'

S05°52'35"W 165.00'

S51°39'07"E 202.00'

S74°35'36"E 150.00'

N90°00'00"E 150.00'

N44°43'33"E 119.12'

S83°47'52"E 159.34'

N06°12'08"E 80.22'

S06°12'08"W 256.74'

S00°55'45"W 849.28'

S31°26'16"E 156.89'

S70°27'04"W 140.60'

N30°10'41"W 421.77'

S37°37'30"E 224.52'

0.32 AC. ELECTRIC ESMT.
PEDERNALES ELECTRIC COOPERATIVE, INC.
DOC. NO. 2014014059

2.085 AC. ACCESS ESMT.
LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1A, ET AL
DOC. NO. 2023133870

2.312 AC. DRAINAGE & WATER QUALITY ESMT.
VELOCITS BEE CAVE JV, LP
DOC. NO. 2023133685

0.379 AC. ACCESS ESMT.
VELOCITS BEE CAVE JV, LP
DOC. NO. 2023133684

0.91 AC. ELECTRIC ESMT.
PEDERNALES ELECTRIC COOPERATIVE, INC.
DOC. NO. 2019062830

150' TRAVIS COUNTY WATERWAY SETBACK

PROTECTIVE EASEMENT

150
BLOCK A
IRRIGATION DRAINAGE TRACT
1052043 SF

150
IRRIGATION DRAINAGE TRACT
1052043 SF

BLOCK A

20 14393 SF
21 19660 SF
19 12001 SF
18 12001 SF
17 12001 SF
16 12001 SF
15 12001 SF
22 17974 SF
23 15537 SF
24 12146 SF
25 13236 SF
26 11879 SF
27 11199 SF
28 11199 SF
29 11199 SF
30 11199 SF
31 11199 SF
32 11896 SF
33 OPEN SPACE 1973 SF
34 11214 SF
35 12571 SF
36 15209 SF
37 14810 SF
38 11333 SF
39 11260 SF
40 11243 SF
41 11228 SF
42 11699 SF
46 11310 SF
47 15036 SF
45 12798 SF
44 11522 SF
14 11236 SF
13 11236 SF

BLOCK A
12
OPEN SPACE AMENITY
70262 SF

BLOCK A
22
17974 SF

HEARD BROTHERS BEND
(60' R.O.W.)

ANTELOPE DRAW LANE
(60' R.O.W.)

CAIN MIST LANE
(60' R.O.W.)

SWEETWATER VILLAGE DRIVE
(70' ROW)

8.28 ACRES
LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1A
DOC. NO. 2014074469

1.02 ACRES
LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1A
DOC. NO. _____

C. WOLF SURVEY
ABS. NO. 2525

T.C. R.R. CO. SURVEY
ABS. NO. 2657

APPROXIMATE SURVEY LINE

149
BLOCK A
OPEN SPACE
942 SF
HOLLAND 5421

SWEETWATER CROSSING PHASE ONE
DOC. NO. 201700299

BLOCK B
1
OPEN SPACE DRAINAGE
75762 SF

BLOCK A
11
OPEN SPACE
1997 SF

OPEN SPACE DRAINAGE

BLOCK C

1 11740 SF
2 12283 SF
3 12252 SF
4 11200 SF
5 14089 SF
6 25202 SF
10 13074 SF
9 11901 SF
8 12314 SF
7 13389 SF

OSCEOLA HEARD TRAIL
(60' R.O.W.)

8 11517 SF
9 13294 SF
10 13014 SF
73 11538 SF
72 11750 SF
71 11955 SF

LOT 9A, BLOCK A
SWEETWATER CROSSING
REPLAT LOT 9, BLOCK A
DOC. NO. 202300173

REMAINDER OF 392.847 ACRES
WS-COS INVESTMENTS, LLC
DOC. NO. 2011102857

50' TRAVIS COUNTY WATERWAY SETBACK

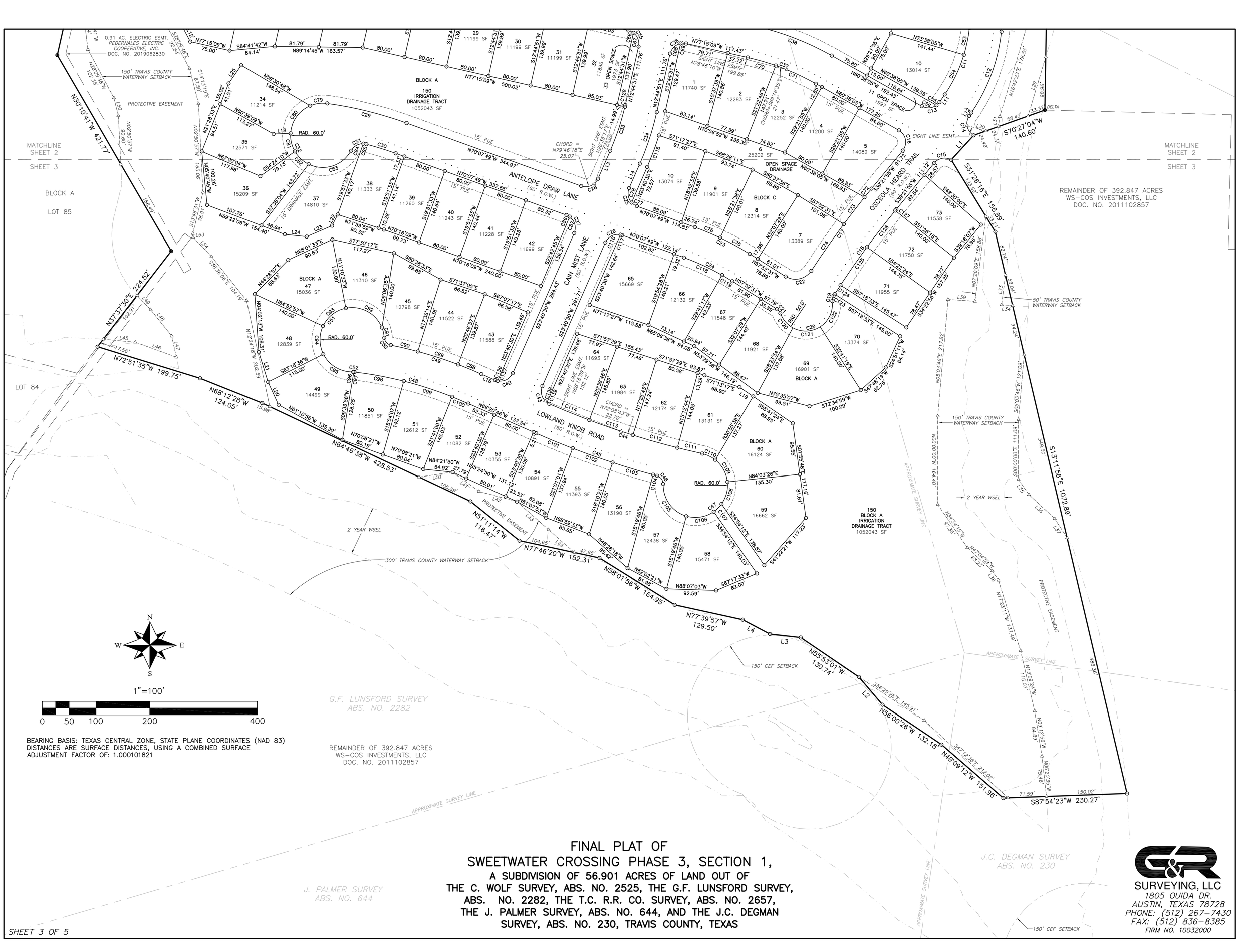
SIGHT LINE ESMT.

15' PUE

15' DRAINAGE ESMT.

SHEET 2 OF 5

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000



BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)
DISTANCES ARE SURFACE DISTANCES, USING A COMBINED SURFACE ADJUSTMENT FACTOR OF: 1.000101821

FINAL PLAT OF
SWEETWATER CROSSING PHASE 3, SECTION 1,

A SUBDIVISION OF 56.901 ACRES OF LAND OUT OF THE C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, TRAVIS COUNTY, TEXAS

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AUSTIN, TEXAS 78728
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FIRM NO. 10032000

FINAL PLAT OF
SWEETWATER CROSSING PHASE 3, SECTION 1,
A SUBDIVISION OF 56.901 ACRES OF LAND OUT OF
THE C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, TRAVIS COUNTY, TEXAS

ACREAGE: 56.901 AC.

NUMBER OF LOTS AND BLOCKS: 79 LOTS; 3 BLOCKS

NUMBER AND AREA OF LOTS BY TYPE

72 RESIDENTIAL LOTS: 20.966 AC.
3 OPEN SPACE LOTS: 0.113
2 OPEN SPACE/DRAINAGE EASEMENT LOTS: 2.318
1 OPEN SPACE/AMENITY LOT: 1.613
1 DRAINAGE EASEMENT/IRRIGATION EASEMENT LOT: 24.152

CENTERLINE LINEAR FOOTAGE OF ALL NEW STREETS: 5,327 FT.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	6°17'01"	1035.00'	113.51'	N36°17'27"E	113.45'	56.81'
C2	82°38'36"	15.00'	21.64'	N01°50'28"W	19.81'	13.19'
C3	18°07'57"	335.00'	106.02'	S51°30'36"E	105.58'	53.46'
C4	16°24'03"	335.00'	95.89'	S68°46'36"E	95.57'	48.28'
C5	33°15'26"	330.00'	191.55'	N07°08'45"E	188.87'	98.56'
C6	12°26'28"	265.00'	57.54'	N70°45'23"W	57.43'	28.88'
C7	6°19'09"	265.00'	29.23'	S61°22'35"E	29.21'	14.63'
C8	33°15'26"	270.00'	156.72'	S07°08'45"W	154.53'	80.64'
C9	15°41'05"	270.00'	73.91'	S01°38'25"E	73.68'	37.19'
C10	15°41'05"	330.00'	90.34'	S01°38'25"E	90.06'	45.45'
C11	28°12'06"	270.00'	132.90'	S20°18'11"W	131.56'	67.82'
C12	28°12'06"	330.00'	162.43'	S20°18'11"W	160.79'	82.90'
C13	84°57'41"	25.00'	37.07'	S76°53'04"W	33.77'	22.89'
C14	95°02'19"	25.00'	41.47'	S13°06'56"E	36.88'	27.30'
C15	80°00'00"	25.00'	34.91'	S79°21'55"W	32.14'	20.98'
C16	100°00'00"	25.00'	43.63'	S10°38'05"E	38.30'	29.79'
C17	6°14'39"	1737.50'	189.36'	S36°14'35"W	189.26'	94.77'
C18	6°48'27"	1677.50'	199.31'	S35°57'41"W	199.19'	99.77'
C19	39°05'58"	15.00'	10.24'	S13°00'29"W	10.04'	5.33'
C20	166°47'40"	50.00'	145.56'	S76°51'20"W	99.34'	431.96'
C21	38°07'40"	15.00'	9.98'	N38°48'40"W	9.80'	5.18'
C22	89°00'13"	35.00'	54.37'	S77°37'23"W	49.07'	34.40'
C23	12°15'19"	530.00'	113.36'	N64°00'10"W	113.15'	56.90'
C24	12°15'19"	470.00'	100.53'	N64°00'10"W	100.34'	50.46'
C25	93°48'19"	25.00'	40.93'	N23°13'40"W	36.51'	26.72'
C26	86°11'41"	25.00'	37.61'	S66°46'20"W	34.16'	23.39'
C27	93°48'19"	25.00'	40.93'	N23°13'40"W	36.51'	26.72'
C28	86°11'41"	25.00'	37.61'	S66°46'20"W	34.16'	23.39'
C29	11°58'00"	730.00'	152.46'	N76°06'49"W	152.19'	76.51'
C30	4°52'53"	670.00'	57.08'	N72°34'16"W	57.06'	28.56'
C31	76°28'18"	25.00'	33.37'	S66°45'09"W	30.94'	19.70'
C32	249°23'11"	60.00'	261.16'	N26°47'25"W	98.67'	86.67'
C33	10°55'38"	470.00'	89.64'	N18°12'40"E	89.50'	44.95'
C34	10°55'38"	530.00'	101.08'	N18°12'40"E	100.93'	50.69'
C35	90°00'00"	25.00'	39.27'	N32°15'09"W	35.36'	25.00'
C36	90°00'00"	25.00'	39.27'	N57°44'51"E	35.36'	25.00'
C37	16°37'04"	470.00'	136.32'	N68°56'37"W	135.84'	68.64'
C38	16°37'04"	530.00'	153.72'	N68°56'37"W	153.18'	77.40'
C39	66°34'41"	25.00'	29.05'	S69°27'31"W	27.44'	16.42'
C40	272°51'39"	60.00'	285.74'	N07°24'00"W	82.71'	57.08'
C41	26°16'58"	25.00'	11.47'	N64°06'40"W	11.37'	5.84'
C42	89°58'45"	25.00'	39.26'	N68°39'52"E	35.35'	24.99'
C43	90°00'45"	25.00'	39.28'	S21°19'53"E	35.36'	25.01'
C44	11°15'25"	1526.00'	299.82'	S71°57'58"E	299.34'	150.39'
C45	8°37'38"	1586.00'	238.81'	S70°38'19"E	238.58'	119.63'
C46	77°08'42"	15.00'	20.20'	S36°22'47"E	18.71'	11.96'
C47	259°47'15"	60.00'	272.05'	S52°17'56"W	92.07'	71.78'
C48	17°34'05"	720.00'	220.77'	N74°29'05"W	219.90'	111.26'
C49	13°02'00"	780.00'	177.43'	N72°14'34"W	177.05'	89.10'
C50	75°12'12"	15.00'	19.69'	N41°09'28"W	18.31'	11.55'
C51	268°22'14"	60.00'	281.04'	N42°15'32"E	86.05'	61.73'
C52	8°39'28"	15.00'	2.27'	N87°35'51"W	2.26'	1.14'
C53	10°45'46"	270.00'	50.72'	N11°35'01"E	50.64'	25.43'
C54	17°26'20"	270.00'	82.18'	N25°41'04"E	81.86'	41.41'
C55	18°32'23"	25.00'	8.09'	N43°40'25"E	8.05'	4.08'
C56	66°25'19"	25.00'	28.98'	N86°09'16"E	27.39'	16.37'
C57	4°13'48"	25.00'	1.85'	S75°08'15"E	1.85'	0.92'
C58	22°03'10"	25.00'	9.62'	S61°59'46"E	9.56'	4.87'
C59	59°16'33"	60.00'	62.07'	N80°36'27"W	59.34'	34.14'
C60	52°12'49"	60.00'	54.68'	S43°38'51"W	52.81'	29.40'
C61	54°14'40"	60.00'	56.80'	S09°34'53"E	54.71'	30.73'
C62	31°58'06"	60.00'	33.48'	S52°41'16"E	33.04'	17.19'
C63	75°09'32"	60.00'	78.71'	N73°44'56"E	73.18'	46.17'
C64	50°26'29"	25.00'	22.01'	S61°23'24"W	21.31'	11.78'
C65	16°08'13"	25.00'	7.04'	N85°19'15"W	7.02'	3.54'
C66	23°34'41"	25.00'	10.29'	N65°27'48"W	10.22'	5.22'
C67	66°25'19"	25.00'	28.98'	N20°27'48"W	27.39'	16.37'
C68	66°25'19"	25.00'	28.98'	S45°57'31"W	27.39'	16.37'
C69	23°34'41"	25.00'	10.29'	N89°02'29"W	10.22'	5.22'
C70	6°38'03"	470.00'	54.42'	N73°56'07"W	54.39'	27.24'
C71	9°59'01"	470.00'	81.90'	N65°37'35"W	81.79'	41.05'
C72	0°40'48"	1737.50'	20.62'	S39°01'31"W	20.62'	10.31'
C73	2°04'37"	1737.50'	62.99'	S37°38'48"W	62.98'	31.50'
C74	3°29'13"	1737.50'	105.75'	S34°51'53"W	105.73'	52.89'
C75	6°45'43"	530.00'	62.55'	N61°15'22"W	62.51'	31.31'
C76	5°29'36"	530.00'	50.81'	N67°23'02"W	50.79'	25.43'
C77	27°23'00"	25.00'	11.95'	S56°26'19"E	11.83'	6.09'
C78	66°25'19"	25.00'	28.98'	S09°32'10"E	27.39'	16.37'
C79	30°56'12"	60.00'	32.40'	S82°26'05"W	32.00'	16.60'
C80	63°32'51"	59.99'	66.53'	S35°11'34"W	63.18'	37.16'
C81	33°25'08"	60.00'	35.00'	S13°17'26"E	34.50'	18.01'
C82	33°54'45"	60.00'	35.51'	S46°57'23"E	35.00'	18.29'
C83	87°34'15"	60.00'	91.70'	N72°18'07"E	83.04'	57.51'
C84	63°13'08"	25.00'	27.58'	S60°07'34"W	26.21'	15.39'
C85	13°15'10"	25.00'	5.78'	N81°38'17"W	5.77'	2.90'
C86	15°20'41"	25.00'	6.70'	N62°27'29"W	6.68'	3.37'
C87	78°27'38"	25.00'	34.23'	N15°33'20"W	31.62'	20.41'
C88	3°26'58"	780.00'	46.96'	N67°27'03"W	46.95'	23.49'
C89	5°47'19"	780.00'	78.81'	N72°04'11"W	78.77'	39.44'
C90	3°47'43"	780.00'	51.67'	N76°51'42"W	51.66'	25.84'
C91	18°46'02"	60.00'	19.65'	N12°56'23"W	19.57'	9.92'
C92	78°51'09"	60.00'	82.57'	N61°44'58"W	76.21'	49.33'
C93	53°42'24"	60.00'	56.24'	S51°58'15"W	54.21'	30.38'
C94	51°48'27"	60.00'	54.25'	S00°47'10"E	52.42'	29.14'
C95	65°14'12"	60.00'	68.32'	S59°18'29"E	64.68'	38.40'
C96	4°04'25"	15.00'	1.07'	N89°53'23"W	1.07'	0.53'
C97	4°35'03"	15.00'	1.20'	N85°33'39"W	1.20'	0.60'
C98	7°26'16"	720.00'	93.47'	N79°33'00"W	93.40'	46.80'
C99	7°31'37"	720.00'	94.59'	N72°04'03"W	94.52'	47.36'
C100	2°36'12"	720.00'	32.71'	N67°00'08"W	32.71'	16.36'
C101	2°39'29"	1586.00'	73.57'	S67°39'15"E	73.57'	36.79'
C102	2°50'40"	1586.00'	78.74'	S70°24'19"E	78.73'	39.38'
C103	2°50'35"	1586.00'	78.70'	S73°14'57"E	78.69'	39.36'
C104	0°16'54"	1586.00'	7.80'	S74°48'41"E	7.80'	3.90'
C105	75°59'49"	60.00'	79.58'	S35°48'21"E	73.88'	46.87'
C106	51°03'50"	60.00'	53.47'	N80°39'50"E	51.72'	28.66'
C107	19°28'09"	60.00'	20.39'	N45°23'50"E	20.29'	10.29'
C108	41°33'36"	60.00'	43.52'	N14°52'57"E	42.57'	22.77'
C109	45°58'01"	60.00'	48.14'	N28°52'51"W	46.86'	25.45'
C110	25°43'49"	60.00'	26.94'	N64°43'46"W	26.72'	13.70'
C111	1°47'14"	1526.00'	47.60'	S76°42'04"E	47.60'	23.80'
C112	3°14'11"	1526.00'	86.19'	S74°11'22"E	86.18'	43.11'
C113	3°13'03"	1526.00'	85.69'	S70°57'45"E	85.68'	42.86'
C114	3°01'44"	1526.00'	80.67'	S67°50'22"E	80.66'	40.34'
C115	6°35'00"	545.00'	62.62'	N20°23'00"E	62.59'	31.35'
C116	78°27'47"	25.00'	34.24'	S62°54'23"W	31.62'	20.41'
C117	7°43'54"	25.00'	3.37'	N73°59'46"W	3.37'	1.69'
C118	9°30'57"	470.00'	78.06'	N65°22'21"W	77.97'	39.12'
C119	2°44'22"	470.00'	22.47'	N59°14'41"W	22.47'	11.24'
C120	41°51'16"	50.00'	36.52'	S40°40'28"E	35.72'	19.12'
C121	61°05'13"	50.00'	53.31'	N87°51'17"E	50.82'	29.50'
C122	63°51'11"	50.00'	55.72'	N25°23'05"E	52.88'	31.15'
C123	0°07'59"	1677.50'	3.90'	S32°37'27"W	3.90'	1.95'
C124	0°40'59"	1677.50'	20.00'	S33°01'57"W	20.00'	10.00'
C125	2°56'05"	1677.50'	85.92'	S34°50'29"W	85.92'	42.97'
C126	2°56'14"	1677.50'	85.99'	S37°46'39"W	85.98'	43.01'
C127	0°07'10"	1677.50'	3.49'	S39°18'20"W	3.49'	1.75'
C128	0°23'37"	470.00'	3.23'	N12°56'40"E	3.23'	1.61'
C129	90°01'03"	25.00'	39.28'	N57°45'23"E	35.36'	25.01'
C130	89°58'57"	25.00'	39.26'	S32°14'37"E	35.35'	24.99'
C131	9°13'51"	70.00'	11.28'	N17°21'47"E	11.27'	5.65'
C132	9°13'51"	30.00'	4.83'	S17°21'47"W	4.83'	2.42'
C133	9°13'51"	30.00'	4.83'	N17°21'47"E	4.83'	2.42'
C134	9°13'51"	70.00'	11.28'	S17°21'47"W	11.27'	5.65'
C135	20°18'53"	30.00'	10.64'	N22°54'18"E	10.58'	5.37'
C136	11°30'58"	25.00'	5.02'	S72°06'15"E	5.02'	2.52'
C137	78°27'47"	25.00'	34.24'	N62°54'23"E	31.62'	20.41'
C138	78°27'47"	25.00'	34.24'	S15°33'24"E	31.62'	20.41'
C139	11°32'58"	25.00'	5.04'	S60°33'46"E	5.03'	2.53'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°25'10"W	61.59'
L2	N40°29'04"W	67.86'
L3	N83°29'00"W	57.43'
L4	N62°16'10"W	57.35'
L5	N23°46'28"E	24.37'
L6	N66°13'32"W	30.00'
L7	N23°46'28"E	32.41'
L8	N23°46'28"E	54.19'
L9	N23°46'28"E	29.82'
L10	S23°46'28"W	45.75'
L11	S34°24'14"W	17.39'
L12	S34°24'14"W	7.69'
L13	N23°40'30"E	56.98'
L14	N23°40'30"E	49.66'
L15	S66°20'46"E	9.67'
L16	N66°20'46"W	27.57'
L17	S53°17'47"W	29.01'
L18	S87°59'43"W	31.71'
L19	S55°41'24"E	30.71'
L20	N24°40'26"W	46.90'
L21	N17°08'40"W	58.04'
L22	S27°15'18"W	23.09'
L23	S66°38'41"W	51.47'
L24	N84°02'58"W	40.71'
L25	N34°49'32"E	41.37'
L26	S77°14'46"E	27.09'
L27	N33°03'44"E	42.57'
L28	S00°55'45"W	7.58'
L29	S16°42'23"W	114.96'
L30	N73°57'35"W	37.02'
L31	N07°54'39"E	18.84'
L32	N76°39'46"E	20.07'
L33	S07°26'09"W	55.59'
L34	S86°07'22"E	20.49'
L35	S34°34'15"E	34.23'
L36	S47°04'59"E	65.53'
L37	S32°50'26"E	42.56'
L38	N32°50'26"W	20.89'
L39	S86°07'22"E	50.03'
L40	N81°43'54"E	63.33'
L41	S53°54'02"E	60.43'
L42	S74°56'05"E	72.92'
L43	S48°21'00"E	78.76'
L44	S48°30'56"E	64.15'
L45	S84°39'31"E	59.71'
L46	S70°00'42"E	81.37'
L47	N12°24'18"W	40.23'
L48	N38°36'06"W	62.74'
L49	N43°36'29"W	36.69'
L50	N14°13'19"W	34.22'
L51	N19°39'43"W	46.67'
L52	S19°34'33"E	13.59'
L53	S03°05'14"E	6.84'
L54	S43°36'29"E	49.81'

G&R SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000

FINAL PLAT OF
SWEETWATER CROSSING PHASE 3, SECTION 1,
A SUBDIVISION OF 56.901 ACRES OF LAND OUT OF THE C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT WS–COS INVESTMENTS, LLC, ACTING HEREIN AND THROUGH MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY, BEING THE OWNER OF THE REMAINDER OF THAT CERTAIN 392.847 ACRE TRACT, CONVEYED TO IT BY DEED OF RECORD IN DOCUMENT NO. 2011102857, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 56.901 ACRES OF LAND OUT OF C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 232.09 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "SWEETWATER CROSSING PHASE 3, SECTION 1", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____DAY OF _____, 20__ A.D.

WS–COS INVESTMENTS, LLC
660 STEAMBOAT RD., 3RD FLOOR
GREENWICH, CT. 06830

_____
MICHAEL L. RAFFERTY, AUTHORIZED SIGNATORY

STATE OF TEXAS:

COUNTY OF _____:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__, A.D.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

WITNESS MY HAND THIS THE _____DAY OF _____, 20__ A.D.

PLAT NOTES:

1. OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

2. WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LAZY NINE MUNICIPAL UTILITY DISTRICT 1A. PLANS AND SPECIFICATION SHALL BE SUBMITTED TO LAZY NINE MUNICIPAL UTILITY DISTRICT 1A FOR REVIEW AND APPROVAL.

3. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

4. MUNICIPAL JURISDICTION: THE BOUNDARIES OF THIS FINAL PLAT FALL OUTSIDE C.O.A. ETJ AND LAKEWAY ETJ, AND WILL BE REGULATED BY TRAVIS COUNTY. MUNICIPAL JURISDICTION – BEE CAVE ETJ.

5. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2017032085, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

6. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

7. DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED CONDUIT SYSTEMS. DRAINAGE EASEMENTS TO BE A MINIMUM OF 15 FEET WIDE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS ONLY.

8. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1A. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.

9. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.

10. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

12. WATER SERVICE AND WASTEWATER SERVICE WILL BE PROVIDED BY THE LAZY NINE MUNICIPAL UTILITY DISTRICT NO. 1A.

13. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: OSCEOLA HEARD TRAIL, HEARD BROTHERS BEND, ANTELOPE DRAW LANE, CAIN MIST LANE, AND LOWLAND KNOB ROAD. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

14. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

15. THE OWNER OR ASSIGNS IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.

16. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT–OF–WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

17. THE SWEETWATER CROSSING PHASE TWO PRELIMINARY PLAN (SUBDIVISION CASE NO. 5069331) WAS APPROVED SEPTEMBER 12, 2017. REVISION 1 TO THE SWEETWATER CROSSING PHASE TWO PRELIMINARY PLAN (PERMIT NO. S–18–13) WAS APPROVED AUGUST, 2020. REVISION 2 TO THE SWEETWATER CROSSING PHASE TWO PRELIMINARY PLAN WAS APPROVED OCTOBER 3, 2024.

18. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

19. THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

21. BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

23. THE OWNER SHALL CONSTRUCT AND POST FISCAL SECURITY FOR SIDEWALKS AND CURB RAMPS ON ARTERIAL AND COLLECTOR STREETS AND ADJACENT TO SCHOOLS, PARKS, OR OTHER COMMON AREAS CONCURRENT WITH CONSTRUCTION AND POSTING OF FISCAL SECURITY FOR SUBDIVISION INFRASTRUCTURE. IF RESIDENTIAL CONSTRUCTION OR OTHER SITE DEVELOPMENT WILL OCCUR SHORTLY AFTER STREET CONSTRUCTION, THE COUNTY EXECUTIVE MAY GRANT VARIANCES WHEREBY SIDEWALKS AND CONSTRUCTED AND FISCAL SECURITY POSTED AT A LATER DATE AND/OR BY THE HOMEBUILDER OR OTHER PERSON UNDERTAKING SITE DEVELOPMENT IN LIEU OF THE OWNER.

24. THIS PLAT IS SUBJECT TO TRAVIS COUNTY 2016 WATER QUALITY RULES.

25. AS DEPICTED ON THE PLAT, ALL WATER QUALITY EASEMENT AREAS ARE SUBJECT TO PERIODIC INSPECTION AND MONITORING BY TRAVIS COUNTY FOR THE PURPOSE OF ENSURING WATER QUALITY COMPLIANCE, AS APPLICABLE, ACCORDING TO SEC. 16.014 OF THE TEXAS WATER CODE.

26. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, JURISDICTIONAL WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR TRAIL IS ALLOWED IF IT IS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

27. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.

28. A TRAVIS COUNTY DRIVEWAY PERMIT IS REQUIRED.

29. PARKLAND REQUIREMENTS WILL BE SATISFIED FOR 72 UNITS BY FEE IN LIEU.

30. ELECTRICAL SERVICES WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.

31. ALL STRUCTURES SHALL MEET THE CURRENT FIRE CODE AS ADOPTED BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 6 (ESD 6), OR THEIR SUCCESSOR. PER THE CURRENT ADOPTED 2021 INTERNATIONAL FIRE CODE (IFC), ALL SINGLE–FAMILY DWELLINGS IN THIS SECTION SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER IFC 903.3.1.3 OR IRC P2904. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY ESD NO. 6 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF THE SYSTEM.

STATE OF TEXAS:
COUNTY OF TRAVIS:

THAT I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

_____ _____
PHILLIP L. McLAUGHLIN, R.P.L.S. NO. 5300 DATE
G&R SURVEYING, LLC
1805 OUIDA DRIVE
AUSTIN, TX 78728
(512) 267–7430

STATE OF TEXAS:
COUNTY OF TRAVIS:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) NOS. 48453C0385J AND 48453C0395J, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

I, BRANDON D. GILMORE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

_____ _____
BRANDON D. GILMORE, P.E. NO. 150018 DATE
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
FIRM REGISTRATION F–2946

STATE OF TEXAS:
COUNTY OF TRAVIS:

BY APPROVING THIS PLAT, THE TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TRAVIS COUNTY STANDARDS MAY BE JUST CAUSE FOR THE TRAVIS COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 482.201 TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE OF TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY,

THIS THE _____ DAY OF _____, 20__, AD.

_____
CYNTHIA C. MCDONALD, COUNTY EXECUTIVE DATE
TRANSPORTATION AND NATURAL RESOURCES

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON–MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING,

AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF

_____, 20__, A.D. AT _____ O'CLOCK __.M., AND WAS DULY RECORDED ON THIS THE ____ DAY OF

_____, 20 ____, A.D. AT _____ O'CLOCK __.M, PLAT RECORDS OF SAID COUNTY AND STATE IN

DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____,

20 ____, A.D.

DYANA LIMON–MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267–7430
FAX: (512) 836–8385
FIRM NO. 10032000

EXHIBIT A: METES AND BOUNDS DESCRIPTION OF PROPERTY

WS-COS INVESTMENTS, LLC
SWEETWATER CROSSING PHASE 3, SECTION 1
56.901 ACRES

DESCRIPTION OF 56.901 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE C. WOLF SURVEY, ABS. NO. 2525, THE G.F. LUNSFORD SURVEY, ABS. NO. 2282, THE T.C. R.R. CO. SURVEY, ABS. NO. 2657, THE J. PALMER SURVEY, ABS. NO. 644, AND THE J.C. DEGMAN SURVEY, ABS. NO. 230, BEING A PORTION OFTHAT CERTAIN 392.847 ACRE TRACT, DESCRIBED IN A DEED OF RECORD TO WS-COS INVESTMENTS, LLC, IN DOCUMENT NO. 2011102857, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 56.901 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found in the southerly line of Sweetwater Village Drive (70' R.O.W.), at the northwesterly corner of Lot 9A, Block A, Sweetwater Crossing Replat Lot 9, Block A, a subdivision of record in Document No. 202300173, Official Public Records of Travis County, Texas, for the northeasterly corner of the herein described tract;

THENCE S00°55'45"W, over and across said 392.847 Acre Tract, with the westerly line of said Lot 9A, a distance of 849.28 feet to an iron rod with "Delta" Cap found at the southwesterly line of said Lot 9A;

THENCE over and across said 392.847 Acre Tract, the following eighteen courses:

1. S70°27'04"W, a distance of 140.60 feet to an iron rod with "G&R" Cap set;
2. S42°25'10"W, a distance of 61.59 feet to an iron rod with "G&R" Cap set;
3. S31°26'16"E, a distance of 156.89 feet to an iron rod with "G&R" Cap set;
4. S13°11'58"E, a distance of 1072.89 feet to an iron rod with "G&R" Cap set, for the southeasterly corner of the herein described tract;
5. S87°54'23"W, a distance of 230.27 feet to an iron rod with "G&R" Cap set;
6. N49°09'12"W, a distance of 151.96 feet to an iron rod with "G&R" Cap set;
7. N56°00'26"W, a distance of 132.18 feet to an iron rod with "G&R" Cap set;
8. N40°29'04"W, a distance of 67.86 feet to an iron rod with "G&R" Cap set;
9. N55°53'01"W, a distance of 130.74 feet to an iron rod with "G&R" Cap set;
10. N83°29'00"W, a distance of 57.43 feet to an iron rod with "G&R" Cap set;
11. N62°16'10"W, a distance of 57.35 feet to an iron rod with "G&R" Cap set;
12. N77°39'57"W, a distance of 129.50 feet to an iron rod with "G&R" Cap set;
13. N58°01'56"W, a distance of 164.95 feet to an iron rod with "G&R" Cap set;
14. N77°46'20"W, a distance of 152.31 feet to an iron rod with "G&R" Cap set;
15. N51°11'14"W, a distance of 116.47 feet to an iron rod with "G&R" Cap set;

5. N90°00'00"E, a distance of 150.00 feet to an iron rod with "G&R" Cap set;

6. N44°43'33"E, a distance of 119.12 feet to an iron rod with "G&R" Cap set;

THENCE leaving the southerly line of said 8.28 Acre Tract, and continuing over and across said 392.87 Acre Tract, the following eight (8) courses:

1. S83°47'52"E, a distance of 159.34 feet to an iron rod with "G&R" Cap set;

2. N06°12'08"E, a distance of 80.22 feet to an iron rod with "G&R" Cap set at the point of curvature of a curve to the left;

3. Along said curve to the left having a radius of 270.00 feet, an arc length of 73.91 feet, and a chord which bears N01°38'25"W, a distance of 73.68 feet to an iron rod with "G&R" Cap set at the end of said curve;

4. N09°28'58"W, a distance of 206.20 feet to an iron rod with "G&R" Cap set at the point of curvature of a curve to the right;

5. Along said curve to the right having a radius of 330.00 feet, an arc length of 191.55 feet, and a chord which bears N07°08'45"E, a distance of 188.87 feet to an iron rod with "G&R" Cap set at the end of said curve;

6. N23°46'28"E, a distance of 24.37 feet to an iron rod with "G&R" Cap set;

7. N66°13'32"W, a distance of 30.00 feet to an iron rod with "G&R" Cap set;

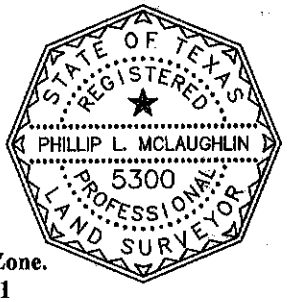
8. N23°46'28"E, a distance of 32.41 feet to an iron rod with "G&R" Cap set in the curving southerly line of said Sweetwater Village Drive, of a curve to the right;

THENCE continuing over and across said 392.847 Acre Tract, with the southerly line of said Sweetwater Village Drive, the following two (2) courses:

1. Along said curve to the right having a radius of 265.00 feet, an arc length of 29.23 feet, and a chord which bears S61°22'35"E, a distance of 29.21 feet to an iron rod with "Holland 5421" Cap found at the end of said curve;

2. S58°13'00"E, a distance of 138.71 feet to the **POINT OF BEGINNING**, having an area of 56.901 acres of land, more or less.

Phillip L. McLaughlin 07-16-2025
Registered Professional Land Surveyor
State of Texas No. 5300



Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
Distances are surface values with a combined scale factor of 1.000101821

G&R Surveying Project No. 2454 Attachments: None