Contributing Zone Plan (CZP)

Parkside on the River Section 15B

CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

November 20, 2025
HR Green Project No: 2403523

Prepared For:
HM Parkside Development, Inc.
P.O. Box 5397
Austin, Texas 78763

Prepared By:
HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735
TBPE Firm No. F-16384

11/20/2025

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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 if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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: Parkside on the River Section 15B							**2. Regulated Entity No.:**		
3. Customer Name: HM Parkside Development, Inc.							**4. Customer No.:** CN605674258		
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):**			1.62 (LOC = 2.83)
9. Application Fee:	$4,000		**10. Permanent BMP(s):**					N/A	
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Williamson		**14. Watershed:**					South Fork San Gabriel River	

Application Distribution

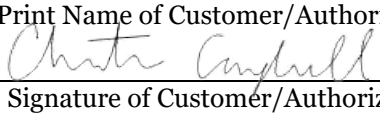
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	**X**
Region (1 req.)	___	___	**X**
County(ies)	___	___	**X**
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___ Cedar Park ___Florence X Georgetown ___Jerrell ___Leander __Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Christine Campbell
Print Name of Customer/Authorized Agent  11/20/2025 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: Christine Campbell

Date: 11/20/2025

Signature of Customer/Agent:

Regulated Entity Name: Parkside on the River Section 15B

Project Information

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

   Contact Person: Blake Magee
   Entity: HM Parkside Development, Inc.
   Mailing Address: P.O. Box 5397
   City, State: Austin, TX Zip: 78763
   Telephone: (512) 481-0303 Fax: _____
   Email Address: Blake@blakemageeco.com

5. Agent/Representative (If any):

Contact Person: Christine Campbell
Entity: HR Green Development TX, LLC
Mailing Address: 5508 Highway 290 West, Suite 150
City, State: Austin, TX Zip: 78735
Telephone: (512) 872-6696 Fax: _____
Email Address: christine.campbell@hrgreen.com

6. Project Location:

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

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

Located along Parkside Parkway over the South Fork San Gabriel River, north of Parkside on the River Sections 11, 12A & 15A, and south of Water Oak North Section 6

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

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

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

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site

☐ Existing residential site
☐ Existing paved and/or unpaved roads
☒ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☐ Residential: # of Lots: _____
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☒ Other: Right-of-Way Improvements - Bridge

13. Total project area (size of site): 1.62 Acres

    Total disturbed area: 2.83 Acres

14. Estimated projected population: N/A

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	0	÷ 43,560 =	0
Parking	0	÷ 43,560 =	0
Other paved surfaces	33,173	÷ 43,560 =	0.76
Total Impervious Cover	33,173	÷ 43,560 =	0.76

Total Impervious Cover 0.76 **÷ Total Acreage** 1.62 **X 100 =** 46.9**% 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.: 596 feet.
Width of R.O.W.: 135 feet.
L x W = 80460Ft^2 ÷ 43,560 Ft^2/Acre = 1.85 acres.

21. Pavement Area:

Length of pavement area: 603 feet.
Width of pavement area: 50 feet.
L x W = 30150Ft^2 ÷ 43,560 Ft^2/Acre = 0.69 acres.
Pavement area 0.69 acres ÷ R.O.W. area 1.85 acres x 100 = 37.3% impervious cover.

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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" = 40'.

35. 100-year floodplain boundaries:

    ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☐ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel No. 48491C0460F, 12/20/2019.

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.

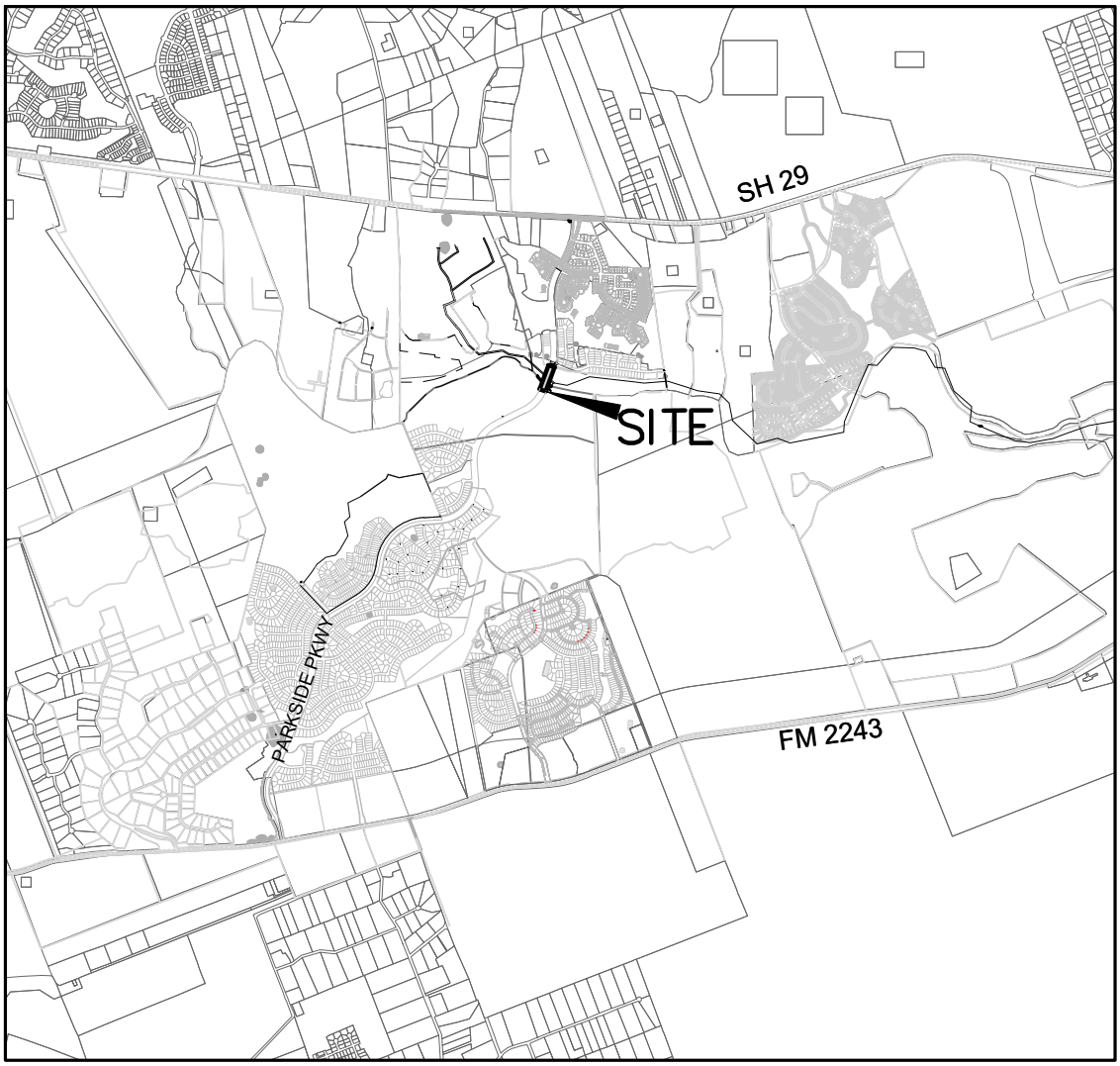
Administrative Information

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.



VICINITY MAP

SCALE: 1"=4000'

HRGreen®
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

PARKSIDE ON THE RIVER
SECTION 15B
LOCATION MAP

P:\blake magee\parkside sections 11-15 & won 5\section 15b\03_ACAD\Plans\sh2403523 COVR.dwg, July 31, 2025, 9:37 AM, ccampbell

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LEANDER QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

Edwards Aquifer Recharge Zone

SUBJECT SITE

Edwards Aquifer Recharge Zone

Edwards Aquifer Contributing Zone

Edwards Aquifer Recharge Zone

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1962. Field checked 1963. Revised from aerial photographs taken 1985. Field checked 1986. Map edited 1987

Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 17 meters south and 28 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence line

UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF MAP DIAGRAM IS APPROXIMATE

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light-blue pattern are subject to controlled inundation

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

3097–321

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route U. S. Route State Route

LEANDER, TEX.
30097–E7–TF–024

1987

DMA 6445 III SE–SERIES V882

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1987

ISBN 0-607-51609-7

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective May 1985

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

ATTACHMENT C – PROJECT NARRATIVE

The Parkside on the River Section 15B development is a right-of-way tract, including a bridge located in the City of Georgetown and Williamson County. The project site is located within the Edwards Aquifer Contributing Zone, and within the San Gabriel River watershed. The overall project site encompasses a 1.62-acre tract of land located along Parkside Parkway over the South Fork San Gabriel River, north of Parkside on the River Sections 11, 12A & 15A, and south of Water Oak North Section 6. There will be roughly 2.83-acres of disturbed land.

The project site is primarily undeveloped wooded land with grass across the South Fork San Gabriel River. Runoff flows from the superelevated bridge into the South Fork San Gabriel River. Portions of the project site are located within the 100-year floodplain as defined by FEMA FIRM Panel No. 48491C0460F, dated December 20, 2019. Portions of this subdivision are also affected by the approved CLOMR #15-06-2071R and the approved LOMR #21-06-0115P.

The proposed development results in an impervious cover of approximately 46.9%. Water quality for Parkside on the River Section 15B was analyzed in conjunction with the approved Parkside on the River Sections 11, 12A & 15A WPAP (EAPP ID No. 11004586). The proposed Section 15B bridge is bypassing water quality treatment, however the two batch detention ponds and three Contech Jellyfish Filter Stormwater systems proposed in Parkside on the River Sections 11, 12A & 15A are overtreating to account for this. No additional permanent BMPs are proposed as part of Parkside on the River Section 15B.

The fully-developed conditions for the overall area propose approximately 22.70 acres of post-development impervious cover, of which approximately 0.87 acres are from Parkside on the River Sections 9B & 10B, 20.82 acres are from Parkside on the River Sections 11, 12A & 15A, 0.76 acres are proposed with Parkside on the River Section 15B, and an estimated 0.25 acres of future impervious cover from future Parkside on the River developments. Based on the 80% TSS removal requirement by TCEQ we need to provide 19,012 lbs. of TSS removal in the fully-developed case. As shown in the calculations, the existing Parkside on the River Sections 9B & 10B batch detention pond (EX-BDP), the proposed Parkside on the River Sections 11, 12A & 15A batch detention ponds (BDP-01 & BDP-02), Jellyfish (JF-01, JF-02 & JF-03), and vegetative filter strips (VFS-01, VFS-02, VFS-03, VFS-04 & VFS-05) satisfy this requirement. The 85% TSS removal requirement by the City of Georgetown is also satisfied with the batch detention ponds.

In the fully-developed condition, the Sections 11, 12A & 15A batch detention pond (BDP-01) will treat a total of approximately 2.47 acres of impervious cover from Parkside on the River Sections 11, 12A & 15A and provide 2,475 lbs. of TSS removal. The Sections 11, 12A & 15A batch detention pond (BDP-02) will treat a total of approximately 8.25 acres of impervious cover (8.00 acres from Parkside on the River Sections 11, 12A & 15A and 0.25 acres from future Parkside on the River developments) and provide 7,850 lbs. of TSS removal. The existing Parkside on the River Section 9B & 10B batch detention pond (EX-BDP) will treat a total of approximately 0.17 acres of impervious cover from Parkside on the River Sections 11, 12A & 15A and has capacity to provide 157 lbs. of TSS removal for the Parkside Sections 11, 12A & 15A impervious cover. The Sections 11, 12A & 15A Jellyfish (JF-01) will treat a total of approximately 1.82 acres of impervious cover (0.87 acres of impervious cover from Parkside on the River Sections 9B & 10B and 0.95 acres of impervious cover from Parkside on the River Sections 11, 12A & 15A) and provide 1,582 lbs. of TSS removal. The Sections 11, 12A & 15A Jellyfish (JF-02) will treat 1.20 acres of impervious cover from Parkside on the River Sections 11, 12A & 15A and provide 1,101 lbs. of TSS removal. The Sections 11, 12A & 15A Jellyfish (JF-03) will treat 3.32 acres of impervious cover from Parkside on the River Sections 11, 12A & 15A and provide 3,070 lbs. of TSS removal. Approximately 1.81 acres of impervious cover proposed with Parkside on the River Sections 11, 12A & 15A and Section 15B are bypassing treatment. The BMPs are overtreating to account for the bypassed impervious cover.

Refer to the construction plans for water quality calculations. Refer to the attached Parkside on the River Sections 11, 12A & 15A construction plan sheets for the batch detention pond and Jellyfish designs. Refer to the table below for the proposed sedimentation treatment breakdown provided.

PARKSIDE ON THE RIVER SECTIONS 11, 12A, 15A AND SECTION 15B - TSS REMOVAL SUMMARY - FULLY-DEVELOPED

DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	BASIN AREA	PRE-DEVELOPMENT I.C.	PROPOSED I.C.				POST-DEVELOPMENT I.C.		TCEQ REQUIRED 80% TSS LOAD REMOVAL	CITY OF GEORGETOWN REQUIRED 85% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL	VOLUME REQUIRED	VOLUME PROVIDED
					SECTIONS 9B & 10B	SECTIONS 11, 12A, 15A	SECTION 15B	FUTURE							
			AC	AC		AC	AC	AC	AC	%	LB	LB	LB	CF	CF
BDP-01	BATCH DETENTION POND	91%	5.51	0.00		2.47			2.47	45%	2,150	2,284	2,475	26,411	35,491
BDP-02	BATCH DETENTION POND	91%	15.58	0.00		8.00		0.25	8.25	53%	7,181	7,630	7,850	55,888	66,371
EX-BDP	EXISTING BATCH DETENTION POND	91%	0.46	0.00		0.17			0.17	37%	148	157	157		
VFS-01	VEGETATIVE FILTER STRIP	85%	1.31	0.00		0.40			0.40	31%	348		390		
VFS-02	VEGETATIVE FILTER STRIP	85%	3.57	0.00		1.67			1.67	47%	1,454		1,600		
VFS-03	VEGETATIVE FILTER STRIP	85%	1.86	0.00		0.96			0.96	52%	836		917		
VFS-04	VEGETATIVE FILTER STRIP	85%	0.66	0.00		0.36			0.36	55%	313		343		
VFS-05	VEGETATIVE FILTER STRIP	85%	0.48	0.00		0.28			0.28	58%	244		266		
JF-01	JELLYFISH	86%	3.52	0.00	0.87	0.95			1.82	52%	830	882	1,582		
JF-02	JELLYFISH	86%	2.21	0.00		1.20			1.20	54%	1,044	1,110	1,101		
JF-03	JELLYFISH	86%	5.95	0.00		3.32			3.32	56%	2,890	3,070	3,089		
BP-01	BY-PASS	0%	2.25	0.00		1.01			1.01	45%	879		0		
BP-02	BY-PASS	0%	1.89	0.00		0.04	0.76		0.80	42%	696		0		
TOTAL:			**45.25**	**0.00**	**0.87**	**20.82**	**0.76**	**0.25**	**22.70**	**50%**	**19,012**		**19,770**		

1 - FOR THE GEORGETOWN TSS REMOVAL REQUIREMENT, WE CONSIDER 85% OF TSS REMOVAL FOR THE DRAINAGE AREA THAT DRAINS TOWARD THE JELLYFISH AND BATCH DETENTION PONDS.

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

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

- Soil erosion due to the clearing of the site for ROW improvements.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Hydrocarbons from asphalt paving operations.
- Miscellaneous trash and litter from construction.

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the site after construction is completed include the following:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings.
- Dirt and dust from vehicles.
- Trash and litter.

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

Runoff flows downstream along the South Fork San Gabriel River, running west to east. Water quality for Parkside on the River Section 15B was analyzed in conjunction with Parkside on the River Sections 11, 12A & 15A. The proposed Section 15B bridge is bypassing water quality treatment, however the two batch detention ponds and three Contech Jellyfish Filter Stormwater systems proposed in Parkside on the River Sections 11, 12A & 15A are overtreating to account for this. The pre-construction runoff coefficient for the Parkside on the River Section 15B site limits is 0.02 (0% impervious cover) and the post-construction runoff coefficient is 0.36 (46.9% impervious cover). Detailed existing and proposed flow data for the points of interest are provided on the drainage plan as part of the construction documents submitted with this application.

ATTACHMENT J – BMPS FOR UPGRADIENT STORMWATER

Parkside on the River Section 15B is located over the South Fork San Gabriel River. Water quality for Parkside on the River Section 15B was analyzed in conjunction with Parkside on the River Sections 11, 12A & 15A. The proposed Section 15B bridge is bypassing water quality treatment, however the two batch detention ponds and three Contech Jellyfish Filter Stormwater systems proposed in Parkside on the River Sections 11, 12A & 15A are overtreating to account for this. Upgradient stormwater (running through the South Fork San Gabriel River) will not be captured in any storm infrastructure or routed to any permanent BMPs.

ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

Water quality for Parkside on the River Section 15B was analyzed in conjunction with Parkside on the River Sections 11, 12A & 15A. The proposed Section 15B bridge is bypassing water quality treatment, however the two batch detention ponds and three Contech Jellyfish Filter Stormwater systems proposed in Parkside on the River Sections 11, 12A & 15A are overtreating to account for this. No additional permanent BMPs are proposed as part of Parkside on the River Section 15B. Refer to the Construction Plans for the sediment treatment details.

ATTACHMENT L – BMPS FOR SURFACE STREAMS

Water quality for Parkside on the River Section 15B was analyzed in conjunction with Parkside on the River Sections 11, 12A & 15A. The proposed Section 15B bridge is bypassing water quality treatment, however the two batch detention ponds and three Contech Jellyfish Filter Stormwater systems proposed in Parkside on the River Sections 11, 12A & 15A are overtreating to account for this. No additional permanent BMPs are proposed as part of Parkside on the River Section 15B. Refer to the Construction Plans for the sediment treatment details.

ATTACHMENT M – CONSTRUCTION PLANS

Construction plans are attached.

ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Water quality for Parkside on the River Section 15B was analyzed in conjunction with Parkside on the River Sections 11, 12A & 15A. The proposed Section 15B bridge is bypassing water quality treatment, however the two batch detention ponds and three Contech Jellyfish Filter Stormwater systems proposed in Parkside on the River

Sections 11, 12A & 15A are overtreating to account for this. No additional permanent BMPs are proposed as part of Parkside on the River Section 15B. Refer to the Construction Plans for the sediment treatment details.

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

Batch Detention Pond

1. Inspections should take place a minimum of twice a year and be documented in inspection reports. Inspection reports should include a field logbook documenting date, location, and action items. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
2. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
3. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
4. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
5. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
6. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
7. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
8. The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Vegetative Filter Strip

1. Seasonal Mowing and Lawn Care. If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetative filter strip areas.
2. Inspection. Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. Inspections should be documented in inspection reports. Inspection reports should include a field logbook documenting date, location, and action items. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections.
3. Debris and Litter Removal. Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.
4. Sediment Removal. Sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flatbottomed shovels.
5. Grass Reseeding and Mulching. A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

Jellyfish Filter

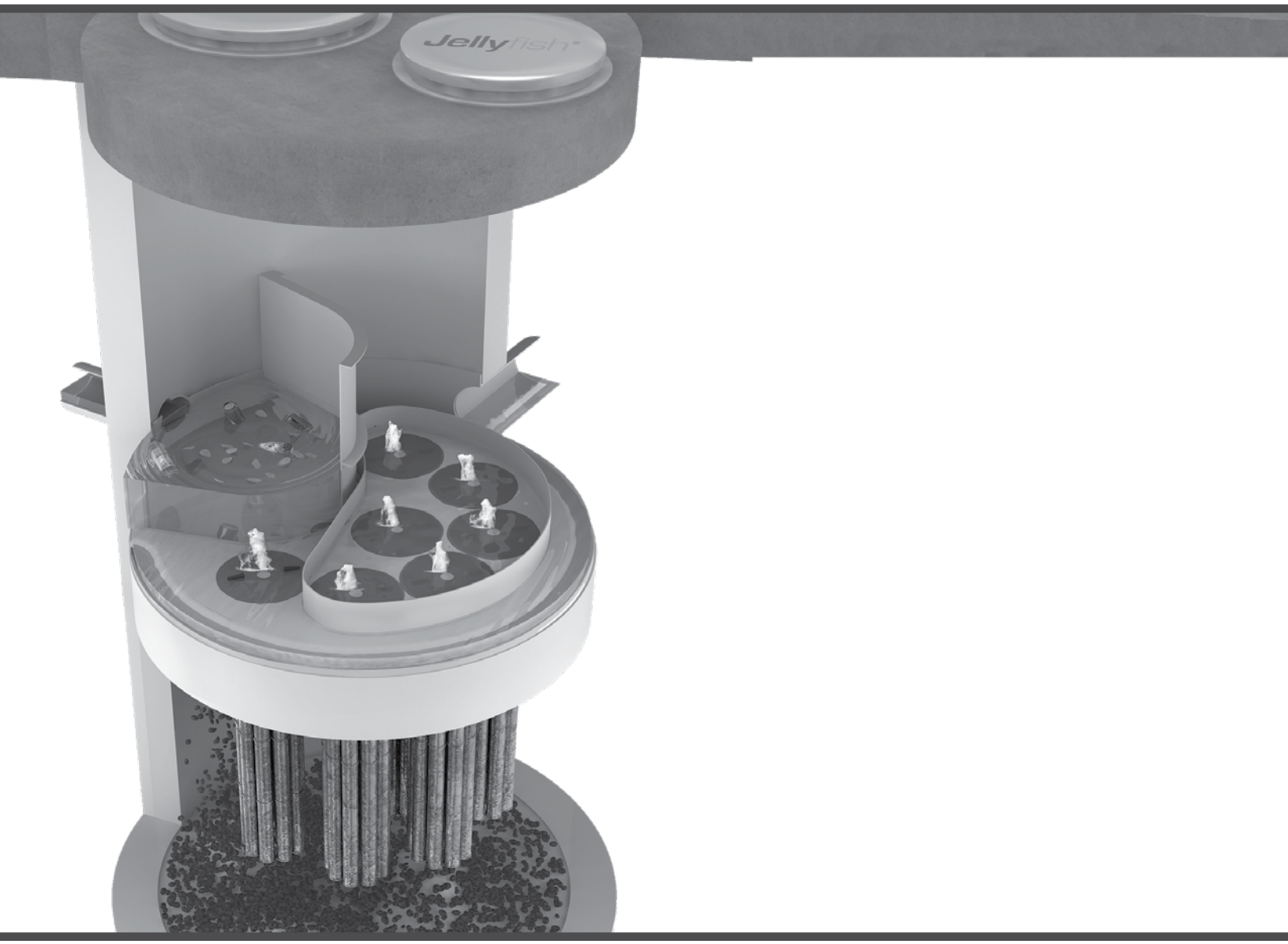
In addition to following the Jellyfish Filter Maintenance Guide:

1. The unit must be cleaned annually. This cleaning includes removal and appropriate disposal of all water, sediment, oil and grease, and debris that has accumulated within the unit. The Jellyfish Filter is inspected and maintained by professional vacuum cleaning service providers with experience in the maintenance of underground tanks, sewers and catch basins. Since some of the maintenance procedures require manned entry into the Jellyfish structure, only professional maintenance service providers trained in confined space entry procedures should enter the vessel. Service provider companies typically have personnel who are trained and certified in confined space entry procedures according to local, state, and federal standards.
2. Filter cartridges should be tested for adequate flow rate, every 12 months and cleaned and re-commissioned, or replaced if necessary. A manual backflush must be performed on a single draindown cartridge using a Jellyfish Cartridge Backflush Pipe (described in the Jellyfish® Filter Owner's Manual). If the time required to drain 14 gallons of backflush water from the Backflush Pipe (from top of pipe to the top of the open flapper valve) exceeds 15 seconds, it is recommended to perform a manual backflush on each of the cartridges. After the manual backflush, the draindown test should be repeated on a single cartridge to determine if the cartridge can drain 14 gallons of water in 15 seconds. If the cartridge still does not achieve the design flow rate, it must be replaced.
3. The unit should be cleaned out immediately after an oil, fuel or chemical spill.

ATTACHMENT G – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

CONTECH®
ENGINEERED SOLUTIONS

Jellyfish® Filter Maintenance Guide



Jellyfish®

JELLYFISH® FILTER
INSPECTION & MAINTENANCE GUIDE

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

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Inspection Process 7

1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

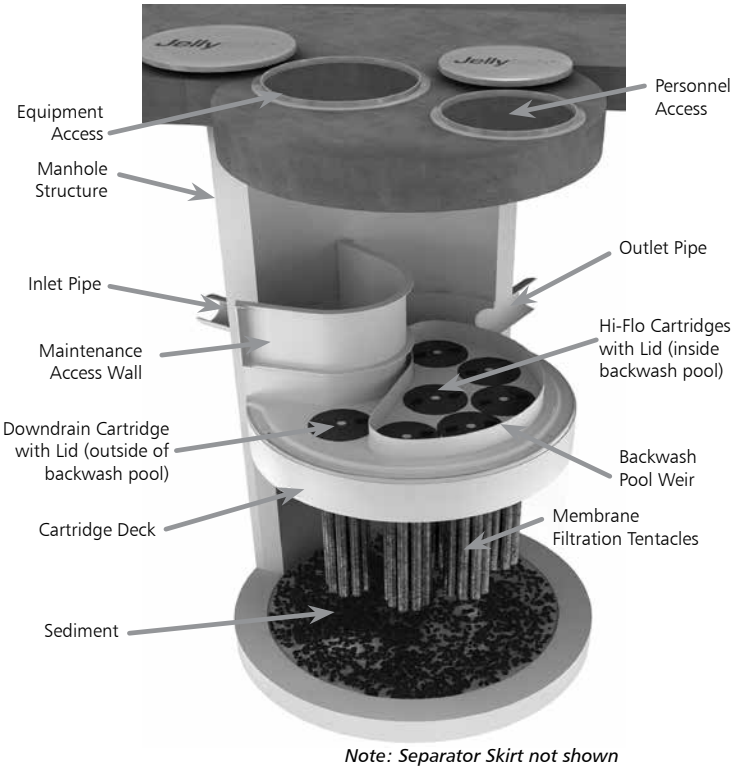
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent*.

1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
3. Inspection is recommended after each major storm event.
4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

3.0 Inspection Procedure

The following procedure is recommended when performing inspections:

1. Provide traffic control measures as necessary.
2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
3. Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.

Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
2. Floatable trash, debris, and oil removal.
3. Deck cleaned and free from sediment.
4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

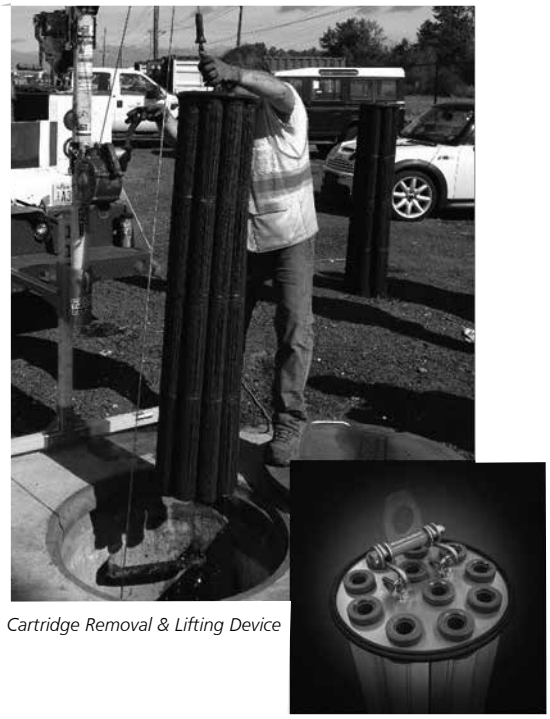
1. Provide traffic control measures as necessary.
2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. *Caution: Dropping objects onto the cartridge deck may cause damage*.
3. Perform Inspection Procedure prior to maintenance activity.
4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

1. Remove a cartridge lid.
2. Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. *Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs*.
3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



Cartridge Removal & Lifting Device

2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. *Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane*.

4. Collected rinse water is typically removed by vacuum hose.
5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.

Vacuuming Sump Through MAW

3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
4. Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.

Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and debris.
2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. ***Caution: Do not force the cartridge downward; damage may occur.***
3. Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

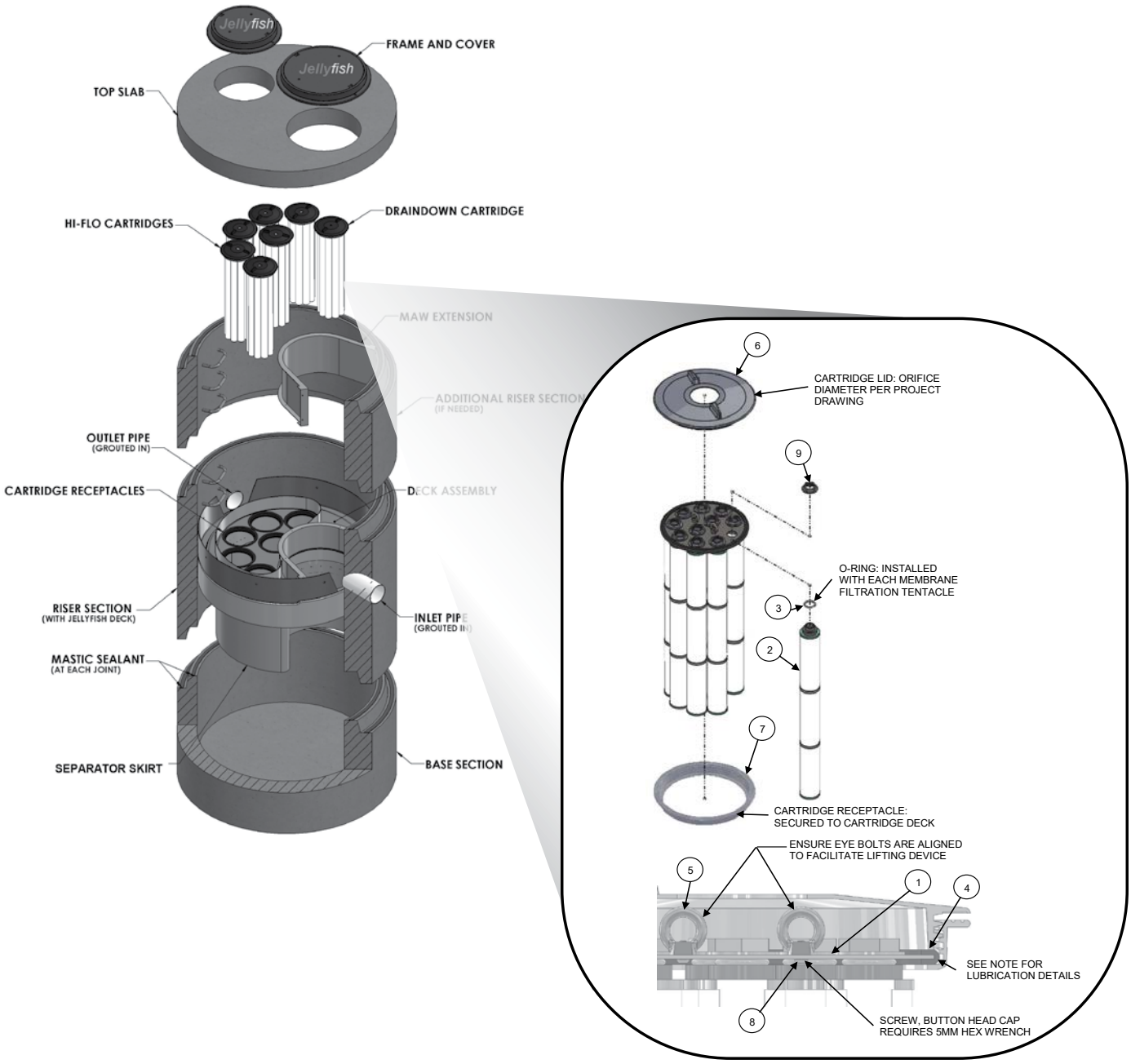


TABLE 1: BOM

ITEM NO.	DESCRIPTION
1	JF HEAD PLATE
2	JF TENTACLE
3	JF O-RING
4	JF HEAD PLATE GASKET
5	JF CARTRIDGE EYELET
6	JF 14IN COVER
7	JF RECEPTACLE
8	BUTTON HEAD CAP SCREW M6X14MM SS
9	JF CARTRIDGE NUT

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION
78713	LA-CO	LUBRI-JOINT
40501	HERCULES	DUCK BUTTER
30600	OATEY	PIPE LUBRICANT
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT

NOTES:

Head Plate Gasket Installation:
Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lide (ITem 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:
Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log

Owner:				Jellyfish Model No:		
Location:				GPS Coordinates:		
Land Use:	Commercial:		Industrial:		Service Station:	
	Roadway/Highway:		Airport:		Residential:	

Date/Time:						
Inspector:						
Maintenance Contractor:						
Visible Oil Present: (Y/N)						
Oil Quantity Removed:						
Floatable Debris Present: (Y/N)						
Floatable Debris Removed: (Y/N)						
Water Depth in Backwash Pool						
Draindown Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Draindown Cartridges: (Y/N)						
Hi-Flo Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Hi-Flo Cartridges: (Y/N)						
Sediment Depth Measured: (Y/N)						
Sediment Depth (inches or mm):						
Sediment Removed: (Y/N)						
Cartridge Lids intact: (Y/N)						
Observed Damage:						
Comments:						

Jellyfish®

CONTECH ENGINEERED SOLUTIONS

Support

- Drawings and specifications are available at www.conteches.com/jellyfish.
- Site-specific design support is available from Contech Engineered Solutions.
- Find a Certified Maintenance Provider at www.conteches.com/ccmp

800.338.1122
www.ContechES.com

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An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information.

Responsible Party for Maintenance:	HM Parkside Development, Inc.
Address:	P.O. BOX 5397
City, State, Zip:	Austin, TX 78763
Telephone Number:	(512) 481-0303

Signature of Responsible Party

DocuSigned by:
Blake Magee
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07/18/2025

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.

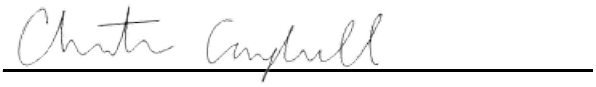
Signature

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: Christine Campbell

Date: 11/20/2025

Signature of Customer/Agent:



Regulated Entity Name: Parkside on the River Section 15B

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: San Gabriel River

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A – SPILL RESPONSE ACTIONS

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or water courses. Measures include reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well-ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the Owner and to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.
- Any reportable quantity hydrocarbon or hazardous material spill should be reported to the TCEQ at the following 24-hour toll free number 1-800-832-8224.

For a spill of Reportable Quantity:

- Initial notification. Upon the determination that a reportable discharge or spill has occurred, the person responsible shall notify the National Response Center at (800) 424-8802 as soon as possible but not later than 24 hours after the discovery of the spill or discharge.
- Method of notification. The person responsible shall notify the agency in any reasonable manner, including by telephone, in person, or by any other method approved by the agency. In all cases, the initial notification shall provide, to the extent known, the information listed in subsection (d) of Title 30, Part I, Chapter 327, Rule §327.3. Notice provided under this section satisfies the federal requirement to notify the State Emergency Response Commission in the State of Texas.
- Notification of local government authorities. If the discharge or spill creates an imminent health threat, the person responsible shall immediately notify and cooperate with local emergency authorities. The party responsible will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement its emergency management plan, which may include notifying and evacuating affected persons. In the absence of a local emergency authority, the person responsible shall take reasonable measures to notify potentially affected people of the imminent health threat.
- As soon as possible, but no later than two (2) weeks after discovery of the spill or discharge, the Contractor shall reasonably attempt to notify the Owner (if identifiable) or Occupant of the property upon which the discharge or spill occurred as well as the occupants of any property that the Contractor believes is adversely affected.

More information on spill rules and appropriate responses is available on the TCEQ website at:
http://www.tceq.texas.gov /response/

Vehicle and Equipment Maintenance:

- If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- Always use secondary containment, such as drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
  - Place drip pans or absorbent materials under paving equipment when not in use.
  - Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
  - Promptly transfer used fluids to the proper waste or recycling drums. Do not leave full drip pans or other containers lying around.
  - Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over the waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
  - Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all of the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Once grading activities begin, erosion of bare soil during rainfall events is the most common source of contamination. Silt fences will be installed at the beginning of the grading operation to minimize the potential for transport of the soil offsite.

Asphalt products will be used on this project. After placement of asphalt, emulsion, or coatings, the applicant will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt curing time, the applicant should maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur.

During construction activities, potential sources of contamination would include petroleum products leaking from construction equipment. The contractor will be advised to keep the equipment in working order and report any spills per the spill response plan.

Other potential sources of contamination include hydraulic fluid and diesel fuel from mechanical equipment and vehicles, as well as paints and chemicals used on site. Any spills shall be handled according to the Spill Response Actions in Attachment A.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The first activity of construction will be to install erosion control measures, consisting of silt fence, rock berm, and stabilized construction entrances. Temporary erosion control measures will remain in place throughout the duration of construction and will be required to be maintained by the contractor to ensure proper functionality, especially after storm events. All disturbed areas to remain pervious will be vegetated using the procedures detailed in the construction plans and all temporary erosion control measures will be removed upon revegetation. Construction activities associated with this application are expected to disturb approximately 2.83 acres of the site.

Major Construction Activities and Sequencing:

The major construction activities for this project will include and be sequenced as follows:

1. Established Best Management Practices shall consist of the following: silt fence, rock berm, temporary spoils area, concrete truck washout pit, and temporary stabilized construction entrances (Estimated area to

be disturbed = 0.43 Acres). These items are to remain and be maintained throughout all construction activities.
2. Initial site mass grading operation including right-of-way and first grading. (Estimated area to be disturbed = 1.81 Acres)
3. Installation of utilities including storm, water, and wastewater (Estimated area to be disturbed = 0 Acres)
4. Construction of street/driveway pavement including backfill behind curbs (estimated area to be disturbed = 0.69 Acres)
5. Total Construction (estimated area to be disturbed = 2.83 Acres)
6. Final soil stabilization for the site and removal of temporary BMPs once the soil has been stabilized.

The contractor is responsible for implementing and maintaining the storm water pollution prevention plan which includes maintaining all the necessary erosion controls throughout construction.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

As shown on the Construction Erosion Control Plans, temporary BMP practices and measures will include installing silt fence, rock berm, stabilized construction entrances, a concrete washout area, and a temporary spoils area prior to beginning grading operations on the site. Temporary measures are intended to provide a method of slowing the upgradient flow, onsite flow or runoff from the construction site in order to allow sediment and suspended solids to settle out of the water. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features. As temporary BMPs, silt fence and rock berm will be installed to reduce pollutants. BMP measures utilized in this plan are intended to allow storm water to continue downstream after passing through for treatment.

Site Preparation:
The methodology for pollution prevention of all on-site stormwater will include a) the erection of silt fence or rock berm along the downgradient boundary of the construction activities, b) installation of stabilized construction entrances to reduce the dispersion of sediment from the site, and c) installation of a construction staging area.

Construction:
All installed erosion control measures will be inspected, and if necessary, repaired before any additional construction begins, as well as periodically throughout the construction process. The contractor will be responsible for all maintenance of erosion control measures, as well as the installation of all remaining on-site control measures, including the concrete truck washout, as necessary.

ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE

There are no sensitive features on-site within Parkside on the River Section 15B as shown in the geologic assessment and construction plans. There will be no sealing of sensitive features on the site.

ATTACHMENT F – STRUCTURAL PRACTICES

The site flows and the upgradient run off will encounter silt fence or rock berm.

ATTACHMENT G – DRAINAGE AREA MAPS

Refer to the construction plans attached.

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

See construction plans included with this application submittal.

Temporary Best Management Practices (BMPs) and measures will be used during construction to prevent pollution of groundwater, surface water and naturally occurring environmental features. Silt fence, rock berm, stabilized construction entrances, a concrete washout area, and a temporary spoils area will be installed prior to beginning construction and prior to commencement of any of the activities defined in the sequence of construction

as Attachment C. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. Weekly inspections will be documented in an inspection report. The inspection reports will document maintenance activities, sediment removal, and any modifications to the erosion and sedimentation controls. The perimeter fence shall be regularly monitored to ensure that the buffers remain no-construction zones until the site work has been completed and authorization has been granted by the engineer. Refer to the construction plans attached for specific controls and details.

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 run-off from the site, and through the use of rock berm placed immediately downstream of disturbed areas. To minimize destruction to any portion of the Contributing Zone, on-site rock berm will be implemented for pertinent areas throughout the entirety of construction. The Contractor is expected to inspect the controls weekly and after significant rainfalls to ensure proper function. When silt accumulates six (6) inches in depth the Contractor shall promptly remove the silt from the controls.

BMPs and measures will prevent pollutants from entering surface streams or the aquifer by intercepting stormwater potentially carrying sediment and other pollutants. BMPs and measures will implement silt fence, rock berm, stabilized construction entrances, a construction stockpiling/staging area, and a concrete washout area to help minimize pollutant run-off and erosion generated during construction. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid in controlling dust. BMPs will be implemented to limit/prevent contaminated inflow from entering surface streams or the aquifer. These practices are to include the following measures: the use of silt fence and rock berm. The fabricated silt fence and rock berm barricades will provide help to reduce the likelihood of contaminated runoff from entering the aquifer. If any sensitive features are identified by TCEQ inspections, or during excavation or construction, measures appropriate to the sensitivity of the discovered feature will be enacted. No blasting is proposed.

<u>Temporary Erosion and Sedimentation Notes:</u>

1. The Contractor shall maintain, install erosion/sedimentation controls and tree/natural protective fencing prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls and tree/natural area protective fencing shall be in accordance with the TCEQ Technical Guidance Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. A pre-construction conference shall be held on-site with the Contractor, design engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation and tree/natural area protection measures and prior to beginning any site preparation work. The Contractor shall notify the Environmental Inspector at least three (3) days prior to the meeting date.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing engineer, environmental specialist or city arborist as appropriate. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
5. The Contractor is required to inspect the controls at weekly intervals and after significant rainfall events to ensure that they are functioning properly. The person(s) responsible for maintenance of controls shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. Prior to final acceptance by the City, haul roads and waterway crossing constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved soil disposal sites.

7. All work must stop if a void in the rock substrate is discovered, which is one (1) square foot in total area, blows air from within the substrate, and/or consistently received water during any rain event. At this time it is the responsibility of the project manager to immediately contact an Environmental Inspector for further investigation.
8. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.
9. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.
10. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the engineer. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the engineer.
11. Any dirt, mud, rocks, debris, etc., that is spilled, tracked, or otherwise deposited on any existing paved street shall be cleaned up immediately.

Dewatering Operations

1. Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP area under way, inspect weekly to verify continued BMP implementation.
2. Inspect BMPs subject to non-stormwater discharges daily while non-stormwater discharges occur.
3. Unit-specific maintenance requirements are included with the description of each technology.
4. Sediment removed during the maintenance of a dewatering device may be either spread onsite and stabilized, or disposed of at a disposal site.
5. Sediment that is commingled with other pollutants must be disposed of in accordance with all applicable laws and regulations.

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Contractors will ensure that existing vegetation is preserved where attainable and that disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to temporary seeding, permanent seeding, mulching, geotextiles, sodding, tree protection, preservation of natural vegetation and other appropriate measures. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied. Except as noted below, stabilization shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the activity has temporarily or permanently ceased. Refer to the construction plans attached for the TCEQ Notes, the Existing Conditions & Tree Survey, and the Erosion & Sedimentation Control Plan.

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text.

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 605674258

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

HM Parkside Development, Inc.

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Blake Magee Suffix: Click here to enter text.

Title: Officer Credentials: Click here to enter text.

Phone Number: (512) 481-0303 Fax Number: Click here to enter text.

E-mail: Blake@blakemageeco.com

Mailing Address: P.O. Box 5397

City, State, and Zip Code: Austin, TX 78763

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

d) Indicate the type of customer:

☐ Individual
☐ Limited Partnership
☐ General Partnership
☐ Trust
☐ Sole Proprietorship (D.B.A.)
☒ Corporation
☐ Estate
☐ Federal Government
☐ County Government
☐ State Government
☐ City Government
☐ Other Government
☐ Other: Click here to enter text.

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

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

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32068900318

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: 0803161900

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Ms.

First and Last Name: Christine Campbell Suffix: Click here to enter text.

Title: Project Manager Credential: P.E.

Organization Name: HR Green Development TX, LLC

Phone Number: 512-872-6696 Fax Number: Click here to enter text.

E-mail: christine.campbell@hrgreen.com

Mailing Address: 5508 Highway 290 West, Suite 150

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Austin, TX, 78735

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): Parkside on the River Section 15B

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Right-of-Way Improvements - Bridge

d) County or Counties (if located in more than one): Williamson

e) Latitude: 30.622283 Longitude: -97.754863

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: Click here to enter text

City, State, and Zip Code: Click here to enter text

Section B:

Location Description: Extension of Parkside Parkway crossing the South Fork San Gabriel River

City (or city nearest to) where the site is located: Georgetown

Zip Code where the site is located: 78628

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1622**

d) What is the Secondary SIC Code(s), if applicable? 1611

e) What is the total number of acres to be disturbed? 2.83

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? 2026

h) What is the estimated end date of the project? 2027

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? South Fork San Gabriel River

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1250

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text.

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Blake Magee

Operator Signatory Title: Officer

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): Blake J. Magee Date: 7/9/25

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select “Advanced Search” to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

Staple the check or money order to this form in this space.

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

I Blake Magee,
Print Name

President,
Title - Owner/President/Other

of HM Parkside Development, Inc.,
Corporation/Partnership/Entity Name

have authorized Christine Campbell, P.E.
Print Name of Agent/Engineer

of HR Green Development TX, LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Blake J. Magee
Applicant's Signature

7/9/25
Date

THE STATE OF Texas §

County of Travis §

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

GIVEN under my hand and seal of office on this 9th day of July, 2025.

Amy Lynn Payne
NOTARY PUBLIC

AMY LYNN PAYNE
Notary ID #124190357
My Commission Expires
August 18, 2027

Amy Lynn Payne
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8/18/27

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Blake Magee of HM Parkside, LP

am the owner of the property located at:

Parkside on the River Sections 11A, 12A, 15A & 15B, 56.78 acres in the Isaac Donagan Survey, Abs No. 178, the Joseph Thompson Survey, Abs No. 608, the W.E. Pate Survey, Abs No. 836, and the Daniel Medlock Survey, Abs No. 839 Williamson County, Texas

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize HM Parkside Development, Inc.
To conduct TCEQ permitting for Parkside on the River Sections 11A, 12A, 15A & 15B
At Parkside on the River Sections 11A, 12A, 15A & 15B, 56.78 acres in the Isaac Donagan Survey, Abs No. 178, the Joseph Thompson Survey, Abs No. 608, the W.E. Pate Survey, Abs No. 836, and the Daniel Medlock Survey, Abs No. 839 Williamson County, Texas

Landowner Acknowledgement

I understand that HM Parkside, LP

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Blake J. Magee

Landowner Signature

7/9/25

Date

THE STATE § OF Texas

County § of Travis

BEFORE ME, the undersigned authority, on this day personally appeared

Blake Magee

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 9th day of July 2025.

Amy Lynn Payne

NOTARY PUBLIC

AMY LYNN PAYNE
Notary ID #124190357
My Commission Expires
August 18, 2027

Amy Lynn Payne

MY COMMISSION EXPIRES: 8/18/27

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Parkside on the River Section 15B

Regulated Entity Location: Located along Parkside Parkway over the South Fork San Gabriel River, north of Parkside on the River Sections 11, 12A & 15A, and south of Water Oak North Section 6

Name of Customer: HM Parkside Development, Inc.

Contact Person: Blake Magee Phone: 512-481-0303

Customer Reference Number (if issued):CN 605674258

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☐ Austin Regional Office

☒ Mailed to: TCEQ - Cashier

Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office

☐ Overnight Delivery to: TCEQ - Cashier

12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.62 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Christa Caldwell Date: 11/20/2025

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 Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605674258		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:*

HM Parkside Development, Inc.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0803161900	32068900318		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

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

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

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

P.O. Box 5397

City	State	ZIP	ZIP + 4
Austin	TX	78763	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 481-0303		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Parkside on the River Section 15B

23. Street Address of the Regulated Entity: *(No PO Boxes)*	Located along Parkside Parkway over the South Fork San Gabriel River, north of Parkside on the River Sections 11, 12A & 15A and south of Water Oak North Section 6							
	City	Georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	
24. County	Williamson County							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Located along Parkside Parkway over the South Fork San Gabriel River, north of Parkside on the River Sections 11, 12A & 15A and south of Water Oak North Section 6

26. Nearest City	**State**	**Nearest ZIP Code**
Georgetown	TX	78628

27. Latitude (N) In Decimal:	30.622283		**28. Longitude (W) In Decimal:**	-97.754863	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	37	20N	97	45	18W

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)
1622	1611	237310	

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

Land Development - Single Family Residential

34. Mailing Address:	**P.O. Box 5397**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78763**	**ZIP + 4**	
35. E-Mail Address:	**blake@blakemageeco.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 481-0303		**( ) -**

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

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

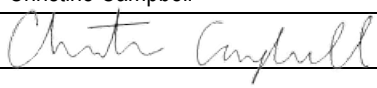
SECTION IV: Preparer Information

40. Name:	Christine Campbell	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 872-6696		( ) -	christine.campbell@hrgreen.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:	HR Green Development TX, LLC	**Job Title:**	Project Manager
Name*(In Print)* **:**	Christine Campbell	**Phone:**	(512) 872-6696
Signature:		**Date:**	11/20/2025

ELECTRONICALLY RECORDED 2018114043
Williamson County, Texas Total Pages: 24

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

This Special Warranty Deed (this **Deed**) is made as of December 20, 2018, by **HCB LAREDO TEXAS, LLC**, a Colorado limited liability company (**Grantor**), to **HM PARKSIDE, LP**, a Texas limited partnership (**Grantee**).

For other valuable consideration to Grantor paid by the Grantee, the receipt of which is acknowledged, Grantor and Grantee agree as follows:

1. Conveyance and Warranty of Title.

Grantor GRANTS, SELLS, and CONVEYS to Grantee, subject to the Permitted Exceptions (defined below), all of the real property (the **Real Property**) more particularly described on **Exhibit A** attached to this Deed, together with all interest of Grantor in:

- any easements, rights-of-way, and rights of ingress or egress that benefit the Real Property;
- any dedicated highway, avenue, street, or alley, in, on, across, in front of, abutting, or adjoining the Real Property or any land lying in or under the bed of any of the foregoing; and
- any strips or gores of land adjoining the Real Property and abutting properties, whether owned or claimed by deed, limitations, or otherwise, and whether or not located inside or outside of the Real Property;

(collectively, the **Property**).

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, to Grantee, its successors and assigns, forever; and Grantor binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

2. Permitted Exceptions.

This Deed is made, and is accepted by Grantee, subject to the restrictions, easements, covenants, encumbrances, and liens described on **Exhibit B** attached to this Deed, but only to the extent that same are in existence and affect the Property (the **Permitted Exceptions**).

EXECUTED as of the date first above written.

GRANTOR:

HCB LAREDO TEXAS, LLC,
a Colorado limited liability company

By: _____
Name: Michael D. Balsbaugh
Title: Executive Vice President

Address of Grantee:

HM Parkside LP
1011 N. Lamar Blvd.
Austin, Texas 78703

THE STATE OF KANSAS §
§
COUNTY OF JOHNSON §

This instrument was acknowledged before me on December 21, 2018, by Michael D. Balsbaugh, Executive Vice President of HCB LAREDO TEXAS, LLC, a Colorado limited liability company, on behalf of said limited liability company.

[NOTARIAL SEAL]

NOTARY PUBLIC - State of Kansas
LINDSAY JAMES
My Appt. Expires 7/8/2022

_____
Notary Public in and for The State of Kansas
Print Name: LINDSAY JAMES
My Commission Expires: 7/8/2022

Exhibit A

Real Property

Tract 1:

1,143.511 acres of land in Williamson County, Texas, being more particularly described as 1,156.001 acres described on Exhibit A-1 attached hereto and incorporated herein, SAVE AND EXCEPT 9.410 acres described on Exhibit A-2 attached hereto and incorporated herein and SAVE AND EXCEPT 3.080 acres described on Exhibit A-3 attached hereto and incorporated herein and

Tract 2:

Lot 2, Block G, Water Oak North Section 1, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2013033404, Official Public Records of Williamson County, Texas.

EXHIBIT A-1

County: Williamson
Project: Water Oak South
Job No.: A180801
MBS No.: 18-005

FIELD NOTES FOR 1156.001 ACRES

Being a tract containing 1,156.001 acres of land located in the I. Donagan Survey, Abstract Number 178, the J. Thompson Survey, Abstract Number 608, the Key West Irrigation Survey, Abstract Number 711, the I.&G.N. R.R. Survey, Abstract number 744, the J.D. Johns Survey, Abstract Number 365, the W.E. Pate Survey, Abstract Number 836, the D. Medlock Survey, Abstract Number 839, in Williamson County, Texas; Said 1,156.001 acre tract being a call 195.193 acre tract of land recorded in the name of Laredo Wo, Ltd. in Williamson County Clerk's File (W.C.C.F.) Number 2007014280, a call 71.001 acre tract of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2007014281, call 77.399 acre, 44.314 acre, and 203.137 acre tracts of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2007014282, call 330.24 acre and 15.56 acre tracts of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2007014285, a call 0.368 acre tract of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2008039394, and a call 6.190 acre tract of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2009022803, and a portion of a call 192.314 acre tract of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2007014289, a call 3.080 acre tract of land recorded in the name of Austin WO, LLC in W.C.C.F. Number 2014011207 and a call 324.00 acre tract of land recorded in the name of Laredo Wo, Ltd. in W.C.C.F. Number 2007014278; Said 1,156.001 acres being more particularly described by metes and bounds descriptions as follows (bearings are referenced to the Texas Coordinate System, NAD 1983, Central Zone):

Beginning at a 1/2-inch iron rod found at the southwesterly corner of said 6.190 acre tract, the southeasterly corner of a call 47.420 acre tract of land recorded in the name of Georgetown Properties II, LLC in W.C.C.F. Number 2012043969 and the northerly Right-of-Way (R.O.W.) line of F.M. 2243 (80-feet width);

Thence, with the easterly line of said 47.420 acre tract, the following sixteen (16) courses:

1. North 28 degrees 25 minutes 04 seconds East, a distance of 160.70 feet to a 1/2-inch iron rod found;

2. 155.33 feet along the arc of a curve to the left, said curve having a central angle of 16 degrees 06 minutes 30 seconds, a radius of 552.50 feet and a chord which bears North 18 degrees 24 minutes 54 seconds West, a distance of 154.82 feet to a 1/2-inch iron rod found;

3. North 26 degrees 28 minutes 10 seconds West, a distance of 157.44 feet to a 1/2-inch iron rod found;

4. 38.91 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 10 minutes 31 seconds, a radius of 25.00 feet and a chord which bears North 71 degrees 03 minutes 54 seconds West, a distance of 35.10 feet to a 1/2-inch iron rod set;

5. North 27 degrees 14 minutes 19 second West, a distance of 65.03 feet to a 1/2-iron rod set;

6. 39.79 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 11 minutes 17 seconds, a radius of 25.00 feet and a chord which bears North 19 degrees 07 minutes 36 seconds East, a distance of 35.72 feet to a 1/2-inch iron rod set;

7. North 26 degrees 28 minutes 10 seconds West, a distance of 150.25 feet to a 1/2-inch iron rod set;

8. 674.40 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 58 minutes 22 seconds, a radius of 840.50 feet and a chord which bears North 03 degrees 28 minutes 59 seconds West, a distance of 656.45 feet to a 1/2-inch iron rod set;

9. 203.98 feet along the arc of a curve to the left, said curve having a central angle of 22 degrees 04 minutes 18 seconds, a radius of 529.52 feet and a chord which bears South 77 degrees 26 minutes 54 seconds West, a distance of 202.72 feet to a 1/2-inch iron rod set;

10. North 32 degrees 58 minutes 10 seconds West, a distance of 44.22 feet to a 1/2-iron rod set;

11. North 34 degrees 39 minutes 43 seconds West, a distance of 239.78 feet to a 1/2-inch iron rod found;

12. North 55 degrees 20 minutes 17 seconds East, a distance of 450.00 feet, from which a 1/2-inch iron rod found, bears South 61 degrees East a distance of 0.49 feet;

13. North 34 degrees 39 minutes 43 seconds West, a distance of 97.07 feet to a 1/2-inch iron rod set;

14. 124.70 feet along the arc of a curve to the left, said curve having a central angle of 119 degrees 05 minutes 02 seconds, a radius of 60.00 feet and a chord which bears North 24 degrees 52 minutes 55 seconds East, a distance of 103.44 feet, from which a 1/2-inch iron rod found, bears South 68 degrees East, a distance of 0.55 feet;

15. North 55 degrees 20 minutes 17 seconds East, a distance of 120.00 feet to a 1/2-inch iron rod found;

16. North 34 degrees 39 minutes 43 seconds West, a distance of 126.11 feet to an easterly line of The Preserve Phase 1, a subdivision recorded in Cabinet EE, Slide Number 310-316 of the Williamson County Plat Records (W.C.P.R.), from which a 1/2-inch iron rod found, bears South 67 degrees East, a distance of 0.66 feet;

Thence, with the easterly line of said The Preserve Phase 1, the following twelve (12) courses:

1. North 80 degrees 20 minutes 05 seconds East, a distance of 307.48 feet to a 1/2-inch iron rod set;

2. North 23 degrees 41 minutes 11 seconds West, a distance of 279.38 feet to a 1/2-inch iron rod set;

3. 31.65 feet along the arc of a curve to the left, said curve having a central angle of 72 degrees 13 minutes 47 seconds, a radius of 25.11 feet and a chord which bears North 63 degrees 28 minutes 50 seconds West, a distance of 29.60 feet to a 1/2-inch iron rod set;

4. North 09 degrees 39 minutes 51 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod set;

5. North 80 degrees 20 minutes 05 seconds East, a distance of 155.74 feet to a 1/2-inch iron rod found;

6. North 21 degrees 06 minutes 30 seconds West, a distance of 186.45 feet to a 1/2-inch iron rod set;

7. North 30 degrees 29 minutes 37 seconds West, a distance of 233.35 feet to a 1/2-inch iron rod found;

8. North 23 degrees 41 minutes 11 seconds West, a distance of 528.84 feet to a cotton spindle found;

9. South 66 degrees 44 minutes 24 seconds West, a distance of 125.00 feet to a 1/2-inch iron rod set;

10. North 23 degrees 41 minutes 11 seconds West, a distance of 409.01 feet to a 1/2-inch iron rod found;

11. North 68 degrees 45 minutes 39 seconds East, a distance of 108.54 feet to a 1/2-inch iron rod found;

12. North 21 degrees 14 minutes 21 seconds West, a distance of 714.47 feet to the easterly line of a call 60.5184 acre tract of land recorded in the name of AVP Ranch, Ltd. in W.C.C.F. Number 2011081794, from which a 1/2-inch iron rod found, bears North 27 degrees West, a distance of 0.68 feet;

Thence, with said easterly line, North 14 degrees 11 minutes 42 seconds East, a distance of 1,508.94 feet to a 1/2-inch iron rod set at the southwesterly corner of a call 314.00 acre tract of land recorded in the name of Georgetown Properties II in W.C.C.F. Number 2012043969;

Thence, with the southerly line of said 314.00 acre tract, the following ten (10) courses:

1. South 75 degrees 48 minutes 18 seconds East, a distance of 431.73 feet to a 1/2-inch iron rod found;

2. 326.94 feet along the arc of a curve to the right, said curve having a central angle of 32 degrees 24 minutes 32 seconds, a radius of 578.00 feet and a chord which bears South 59 degrees 36 minutes 01 seconds East, a distance of 322.60 feet to a 1/2-inch iron rod found;

3. South 43 degrees 23 minutes 44 seconds East, a distance of 1,170.13 feet to a 1/2-iron rod found;

4. 175.01 feet along the arc of a curve to the right, said curve having a central angle of 09 degrees 18 minutes 07 seconds, a radius of 1078.00 feet and a chord which bears North 55 degrees 24 minutes 17 seconds East, a distance of 174.82 feet to a 1/2-inch iron rod found;

5. North 60 degrees 03 minutes 21 seconds East, a distance of 538.21 feet, from which a 1/2-inch iron rod found, bears South 23 degrees West, a distance of 0.50 feet;

6. 839.65 feet along the arc of a curve to the left, said curve having a central angle of 52 degrees 10 minutes 41 seconds, a radius of 922.00 feet and a chord which bears North 33 degrees 58 minutes 00 seconds East, a distance of 810.93 feet to a 1/2-inch iron rod found;

7. North 07 degrees 52 minutes 40 seconds East, a distance of 108.32 feet to a 1/2-inch iron rod set;

8. 1,349.11 feet along the arc of a curve to the right, said curve having a central angle of 79 degrees 02 minutes 14 seconds, a radius of 978.00 feet and a chord which bears North 47 degrees 23 minutes 47 seconds East, a distance of 1,244.66 feet to a 1/2-inch iron rod found;

9. North 86 degrees 54 minutes 53 seconds East, a distance of 321.28 feet to a 1/2-inch iron rod found;

10. 75.21 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 59 minutes 50 seconds, a radius of 1078.00 feet and a chord which bears North 88 degrees 54 minutes 08 seconds East, a distance of 75.19 feet to a 1/2-inch iron rod set at the southeasterly corner of said 314.00 acre tract and the westerly line of aforesaid 203.137 acre tract;

Thence, with the easterly line of said 314.00 acre tract, the following two (2) courses:

1. North 22 degrees 05 minutes 52 seconds West, a distance of 1596.68 feet to a 1-inch iron pipe found;

2. North 22 degrees 18 minutes 08 seconds West, a distance of 624.71 feet to the northeasterly corner of said 314.00 acre tract, the northwesterly corner of aforesaid 324.00 acre tract, a southerly corner of aforesaid 192.314 acre tract, and the centerline of South San Gabriel River;

Thence, with a northerly line of said 314.00 acre tract and the meanders of said centerline, South 68 degrees 48 minutes 05 seconds West, a distance of 57.92 feet to the southeasterly corner of a call 168.62 acre tract of land recorded in the name of Zamin, L.P. in W.C.C.F. Number 201403274 and the most southerly corner of said 192.314 acre tract;

Thence, with the easterly line of said 168.62 acre tract, the following ten (10) courses:

1. North 00 degrees 10 minutes 15 seconds West, a distance of 94.12 feet to a 1/2-inch iron rod set;

2. North 00 degrees 06 minutes 25 seconds East, a distance of 765.27 feet to a 1/2-inch iron rod (1847 cap) found;

3. North 00 degrees 15 minutes 54 seconds West, a distance of 374.43 feet to a nail in fence post found;

4. North 04 degrees 32 minutes 45 seconds East, a distance of 49.08 feet to a 1/2-inch iron rod set;

5. North 02 degrees 05 minutes 56 seconds East, a distance of 31.02 feet to a 1/2-inch iron rod set;

6. North 00 degrees 04 minutes 52 seconds East, a distance of 74.51 feet to a 1/2-inch iron rod set;

7. North 02 degrees 25 minutes 02 seconds West, a distance of 79.29 feet to a 1/2-inch iron rod (1847 cap) found;

8. North 00 degrees 29 minutes 19 seconds West, a distance of 311.09 feet to a 26-inch pine tree;

9. North 01 degrees 10 minutes 38 seconds West, a distance of 96.13 feet to a nail in a 30-inch cedar tree found;

10. North 02 degrees 08 minutes 59 seconds East, a distance of 140.61 feet to a nail in a 28-inch oak tree found at the southwesterly corner of a call 106.00 acre tract of land recorded in the name of Zamin, L.P. in W.C.C.F. Number 2010065268;

Thence, with the southerly line of said 106.00 acre tract, the following thirteen (13) courses:

1. South 36 degrees 25 minutes 52 seconds East, a distance of 145.97 feet to a 1/2-inch iron rod found;

2. South 40 degrees 04 minutes 40 seconds East, a distance of 159.64 feet to a 1/2-inch iron rod found;

3. South 65 degrees 38 minutes 47 seconds East, a distance of 83.14 feet to a 1/2-inch iron rod found;

4. North 88 degrees 53 minutes 22 seconds East, a distance of 622.87 feet to a cotton spindle found;

5. North 69 degrees 06 minutes 39 seconds East, a distance of 153.64 feet to a cotton spindle found;

6. North 67 degrees 02 minutes 44 seconds East, a distance of 133.64 feet to a 1/2-inch iron rod found;

7. South 27 degrees 21 minutes 25 seconds East, a distance of 172.95 feet to a 1/2-inch iron rod found;

8. South 36 degrees 36 minutes 32 seconds East, a distance of 272.53 feet to a 1/2-inch iron rod found;

9. South 82 degrees 53 minutes 15 seconds East, a distance of 115.61 feet to a 1/2-inch iron rod set;

10. North 56 degrees 07 minutes 11 seconds East a distance of 186.34 feet to a 1/2-inch iron rod found;

11. North 07 degrees 51 minutes 19 seconds West, a distance of 67.58 feet to a to a 1/2-inch iron rod found;

12. North 34 degrees 57 minutes 21 seconds West, a distance of 1007.97 feet to a 1/2-inch iron rod found;

13. North 55 degrees 43 minutes 32 seconds East, a distance of 579.96 feet to a 1/2-inch iron rod found at a westerly corner of a call 26.673 acre tract of land recorded in the name of Chesmar Homes Austin LLC in W.C.C.F. Number 2013095985;

Thence, with the southerly line of said 26.673 acre tract and the southerly line of a call 21.255 acre tract of land recorded in the name of Chesmar Homes Austin LLC. in W.C.C.F. Number 2018039081, the following nineteen (19) courses:

1. South 32 degrees 47 minutes 04 seconds East, a distance of 44.07 feet to a 1/2-inch iron rod set;

2. South 57 degrees 12 minutes 56 seconds West, a distance of 102.66 feet to a 1/2-inch iron rod set;

3. South 14 degrees 17 minutes 30 seconds East, a distance of 224.58 feet to a 1/2-inch iron rod set;

4. South 65 degrees 02 minutes 43 seconds East, a distance of 102.90 feet to a 1/2-inch iron rod set;

5. South 31 degrees 01 minutes 16 seconds East, a distance of 404.11 feet to a 1/2-inch iron rod set;

6. South 04 degrees 15 minutes 14 seconds West, a distance of 202.68 feet to a 1/2-inch iron rod set;

7. South 04 degrees 50 minutes 11 seconds West, a distance of 99.31 feet to a 1/2-inch iron rod set;

8. South 41 degrees 38 minutes 10 seconds East, a distance of 114.53 feet to a 1/2-inch iron rod set;

9. South 55 degrees 58 minutes 17 seconds East, a distance of 65.00 feet to a 1/2-inch iron rod set;

10. 49.41 feet along the arc of a curve to the right, said curve having a central angle of 14 degrees 31 minutes 09 seconds, a radius of 194.99 feet and a chord which bears South 84 degrees 07 minutes 03 seconds East, a distance of 49.28 feet to a 1/2-inch iron rod set;

11. South 80 degrees 23 minutes 52 seconds East, a distance of 35.39 feet to a 1/2-inch iron rod set;

12. South 83 degrees 07 minutes 59 seconds East, a distance of 260.77 feet to a 1/2-inch iron rod set;

13. South 73 degrees 37 minutes 51 seconds East, a distance of 287.96 feet to a 1/2-inch iron rod set;

14. North 83 degrees 40 minutes 45 seconds East, a distance of 84.78 feet to a 1/2-inch iron rod set;

15. North 06 degrees 19 minutes 15 seconds West, a distance of 176.09 feet to a 1/2-inch iron rod set;

16. 60.98 feet along the arc of a curve to the left, said curve having a central angle of 15 degrees 01 minutes 43 seconds, a radius of 232.50 feet and a chord which bears North 68 degrees 07 minutes 46 seconds East, a distance of 60.81 feet to a 1/2-inch iron rod set;

17. North 60 degrees 36 minutes 55 seconds East, a distance of 246.19 feet to a 1/2-inch iron rod set;

18. 39.28 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 01 minutes 54 seconds, a radius of 25.00 feet and a chord which bears South 74 degrees 23 minutes 05 seconds East, a distance of 35.36 feet to a 1/2-inch iron rod set;

19. North 60 degrees 36 minutes 55 seconds East, a distance of 55.00 feet to a 1/2-inch iron rod set at a westerly corner of a call 24.958 acre tract of land recroded in the name of ABG Water Oak Partners, Ltd. in W.C.C.F. Number 2014071868;

Thence, with the southerly line of said 24.958 acre tract, the following ten (10) courses:

1. South 03 degrees 29 minutes 46 seconds East, a distance of 31.45 feet to a 1/2-inch iron rod set;

2. South 03 degrees 43 minutes 00 seconds East, a distance of 299.26 feet to a 1/2-inch iron rod set;

3. 90.18 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 53 minutes 18 seconds, a radius of 877.50 feet and a chord which bears South 00 degrees 46 minutes 21 seconds East, a distance of 90.14 feet to a 1/2-inch iron rod set;

4. South 01 degrees 24 minutes 06 seconds East, a distance of 233.95 feet to a 1/2-inch iron rod set;

5. South 73 degrees 49 minutes 36 seconds East, a distance of 545.48 feet to a 1/2-inch iron rod set;

6. South 89 degrees 06 minutes 15 seconds East, a distance of 70.34 feet to a 1/2-inch iron rod set;

7. South 83 degrees 26 minutes 51 seconds East, a distance of 1532.87 feet to a 1/2-inch iron rod set;

8. North 85 degrees 29 minutes 19 seconds East, a distance of 278.11 feet to a 1/2-inch iron rod set;

9. North 04 degrees 30 minutes 41 seconds West, a distance of 130.00 feet to a 1/2-inch iron rod set;

10. North 85 degrees 29 minutes 19 seconds East, a distance of 160.52 feet to a 1/2-inch iron rod set on the westerly line of a call 32.61 acre tract of land recorded in the name of William Charles Bagwell, Et Ux in Volume 2438, Page 0499 of the Williamson County Deed Records (W.C.D.R.);

Thence, with the westerly line of said 32.61 acre tract, the following two (2) courses:

1. South 09 degrees 08 minutes 19 seconds East, a distance of 233.24 feet to a 1/2-inch iron rod found;

2. South 00 degrees 25 minutes 18 seconds East, a distance of 188.62 feet to the northerly line of a call 190.40 acre tract of land recorded in the name of Texas Crushed Stone Company in Volume 743, Page 47 of the W.C.D.R. and the said centerline of the South San Gabriel River;

Thence, with the meanders of said centerline, the following seven (7) courses:

1. South 87 degrees 44 minutes 31 seconds West, a distance of 362.99 feet;

2. North 78 degrees 02 minutes 28 seconds West, a distance of 85.59 feet;

3. South 80 degrees 19 minutes 11 seconds West, a distance of 148.88 feet;

4. South 65 degrees 08 minutes 13 seconds West, a distance of 207.18 feet;

5. North 66 degrees 16 minutes 04 seconds West, a distance of 40.94 feet;

6. North 89 degrees 30 minutes 57 seconds West, a distance of 541.24 feet;

7. North 79 degrees 08 minutes 16 seconds West, a distance of 180.05 feet to a 5/8-inch iron rod set for the northwesterly corner of said 190.40 acre tract;

Thence, leaving said centerline, with the westerly line of said 190.40 acre tract, the following seven (7) courses:

1. South 01 degrees 52 minutes 12 seconds East, a distance of 1026.81 feet to a 1/2-inch iron rod (1847 cap) found;

2. South 01 degrees 10 minutes 35 seconds East, a distance of 167.70 feet to a 1/2-inch iron rod found;

3. South 00 degrees 03 minutes 35 seconds West, a distance of 341.80 feet to a 1-inch iron pipe found;

4. South 06 degrees 25 minutes 15 seconds East, a distance of 359.37 feet to a 5/8-inch iron rod set;

5. South 01 degrees 45 minutes 07 seconds East, a distance of 480.85 feet to a 1/2-inch iron rod found;

6. South 02 degrees 48 minutes 39 seconds East, a distance of 258.38 feet to a nail found;

7. South 02 degrees 30 minutes 15 seconds East, a distance of 1139.73 feet to a 1/2-inch iron rod found at a northerly corner of a call 77.902 acre tract of land recorded in the name of Edwin H. Vale, Jr in W.C.C.F. Number 2017014736;

Thence, with the northerly and westerly line of said 77.902 acre tract, the following seven (7) courses:

1. South 68 degrees 13 minutes 42 seconds West, a distance of 128.79 feet to a cotton spindle found;

2. North 36 degrees 37 minutes 28 seconds West, a distance of 381.75 feet to a 1/2-inch iron rod found;

3. North 68 degrees 46 minutes 05 seconds West, a distance of 137.51 feet to a 1/2-inch iron rod found;

4. South 84 degrees 17 minutes 41 seconds West, a distance of 214.68 feet to a 1/2-inch iron rod found;

5. South 71 degrees 34 minutes 53 seconds West, a distance of 180.12 feet to a 1/2-inch iron rod found;

6. South 75 degrees 44 minutes 55 seconds West, a distance of 433.46 feet to a cotton spindle found;

7. South 80 degrees 42 minutes 01 seconds West, a distance of 377.54 feet to a 1/2-inch iron rod found, said iron rod being the most northerly northeast corner of a called 3.080 acre tract of land called Road Easement in W.C.C.F. No. 2014011208;

Thence, through and across aforesaid 77.902 acre tract and with the easterly line of said road easement, 764.64 feet along the arc of a curve to the right, said curve having a central angle of 49 degrees 52 minutes 11 seconds, a radius of 878.50 feet and a chord which bears South 46 degrees 35 minutes 20 seconds East, a distance of 740.73 feet to a 5/8-inch iron rod set on the southerly line of said 77.902 acre tract, also being on the northerly line of aforesaid 195.193 acre tract;

Thence, with a southerly of said 77.902 acre tract, North 68 degrees 08 minutes 38 seconds East, a distance of 901.90 feet to a nail found at a northwesterly corner of said 77.902 acre tract;

Thence with the westerly line of said 77.902 acre tract, South 20 degrees 54 minutes 54 seconds East, a distance of 3,791.46 feet to the northerly R.O.W. line of aforesaid F.M. 2243, from which a 1/2-inch iron rod found bears North 22 degrees East, a distance of 0.50 feet;

Thence, with said northerly R.O.W. line, the following five (5) courses:

1. South 69 degrees 01 minutes 48 seconds West, a distance of 1,585.42 feet to a concrete monument found;

2. 849.64 feet along the arc of a curve to the right, said curve having a central angle of 17 degrees 14 minutes 00 seconds, a radius of 2,824.79 feet and a chord which bears South 77 degrees 38 minutes 50 seconds West, a distance of 846.44 feet, from which a concrete monument found, bears North 28 degrees East, a distance of 0.50 feet;

3. South 86 degrees 15 minutes 50 seconds West, a distance of 563.49 feet to a 1/2-inch iron rod set;

4. 562.37 feet along the arc of a curve to the left, said curve having a central angle of 16 degrees 31 minutes 30 seconds, a radius of 1,949.86 feet and a chord which bears South 78 degrees 00 minutes 05 seconds West, a distance of 560.42 feet, from which a concrete monument found, bears North 82 degrees East, a distance of 0.90 feet;

5. South 69 degrees 44 minutes 20 seconds West, a distance of 71.58 feet to a 1/2-inch iron rod (1847 cap) found at the southwesterly corner of aforesaid 71.001 acre tract, also being the southeasterly corner of a call 22.60 acre tract of land recorded in the name of Dufner, Elizabeth Anne in W.C.C.F. Number 2014063697.

Thence, leaving said R.O.W. line, with the westerly line of said 71.001 acre tract, North 10 degrees 42 minutes 53 seconds West, a distance of 2,663.31 feet to the northwesterly corner of the said 71.001 acre tract, and the northeasterly corner of said 22.60 Acre tract, from which a cotton spindle found bears North 16 degrees 21 minutes 55 seconds East, a distance of 0.50 feet;

Thence, with said northerly line of a said 22.60 acre tract, and a call 17.60 acre tract of land recorded in the name of Elizabeth Anne Dufner in W.C.C.F. Number 2014063597, and a call 93.60 acre tract of land recorded in the name of Arthur and Gordon Faubion in W.C.C.F. Number 2005043418, styled tract A. the following five (5) courses:

1. South 69 degrees 14 minutes 42 seconds West, a distance of 375.66 feet to a 1/2-inch iron rod set;

2. South 69 degrees 12 minutes 50 seconds West, a distance of 185.31 feet to a 1/2-inch iron rod set;

3. South 69 degrees 16 minutes 08 seconds West, a distance of 386.65 feet to 1/2-inch iron rod found;

4. South 69 degrees 43 minutes 16 seconds West, a distance of 277.23 feet to a 1/2-inch iron rod (1847 cap) found;

5. South 69 degrees 32 minutes 42 seconds West, a distance of 957.57 feet to a 1/2-iron rod (1847 cap) found at the northwesterly corner of said 93.60 acre tract;

Thence, with the westerly line of said 93.60 acre tract, the following three (3) courses:

1. South 21 degrees 20 minutes 43 seconds East, a distance of 854.12 feet to a 1/2-iron rod (1847 cap) found;

2. South 20 degrees 57 minutes 06 seconds East, a distance of 930.97 feet to a 1/2-inch iron rod found;

3. South 20 degrees 43 minutes 36 seconds East, a distance of 754.25 feet to the aforesaid northerly R.O.W. line of F.M. 2243, from which a 1/2-inch iron rod found, bears South 01 degree East, a distance of 0.39 feet;

Thence, with said northerly R.O.W. line, the following three (3) courses:

1. 63.33 feet along the arc of a curve to the right, said curve having a central angle of 00 degree 38 minutes 16 seconds, a radius of 5,689.53 feet and a chord which bears South 78 degrees 04 minutes 28 seconds West, a distance of 63.33 feet to a 1/2-inch iron rod set;

2. South 79 degrees 37 minutes 29 seconds West, a distance of 2,643.52 feet to a 1/2-inch iron rod found;

3. South 79 degrees 44 minutes 55 seconds West, a distance of 201.05 feet to the **Point of Beginning** and containing 1,156.001 acres of land.

GBI Partners, L.P.
Ph: 512-296-2675
December 20, 2018

EXHIBIT A-2

County: Williamson
Project: Water Oak South
Job No.: A180801
MBS No.: 15-128

FIELD NOTES FOR 9.410 ACRES

Being a 9.410 acre tract of land located in the J. Thompson Survey, Abstract Number 608 and being a portion of a called 77.902 acre tract of land recorded in the name of Edwin H. Hale, Jr. in W.C.C.F. No. 2017014736, said 9.410 acres being more particularly described by metes and bounds descriptions as follows (bearings are referenced to the Texas Coordinate System, NAD 1983, Central Zone);

Beginning at a 1/2-inch iron rod found at the most westerly corner of said 9.410 acre tract, the northerly line of aforesaid 195.193 acre tract, and an easterly line of aforesaid 77.399 acre tract;

Thence, with the westerly line of said 9.410 acre tract, 837.65 feet along the arc of a curve to the right, said curve having a central angle of 34 degrees 46 minutes 41 seconds, a radius of 1380.00 feet and a chord which bears North 03 degrees 17 minutes 54 seconds East, a distance of 824.85 feet to a 1/2-inch iron rod found at the southerly corner of aforesaid 203.137 acre tract;

Thence, through and across said 77.902 acre tract, the following two (2) courses:

1. 231.13 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 16 minutes 44 seconds, a radius of 1078.50 feet and a chord which bears South 70 degrees 45 minutes 37 seconds East, a distance of 230.69 feet to a 1/2-inch iron rod set;

2. 696.23 feet along the arc of a curve to the right, said curve having a central angle of 55 degrees 17 minutes 21 seconds, a radius of 721.50 feet and a chord which bears South 49 degrees 15 minutes 19 seconds East, a distance of 669.53 feet to a 1/2-inch iron rod found on the northerly line of aforesaid 195.193 acre tract;

Thence, with said northerly line, the following two courses:

1. South 68 degrees 09 minutes 20 seconds West, a distance of 590.44 feet to a 1/2-inch iron rod (1847 cap) found;

2. South 67 degrees 58 minutes 56 seconds West, a distance of 242.14 feet to the Point of Beginning and containing 9.410 acres of land.

GBI Partners, L.P.
Ph: 512-296-2675
October 17, 2018

DESCRIPTION OF 3.080 ACRES OF LAND OUT OF THE J. THOMPSON SURVEY, ABSTRACT NO. 608, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 168.32 ACRE TRACT DESCRIBED IN A DEED TO CHARLIE A. BARTON AND WIFE, OLLIE A. BARTON OF RECORD IN VOLUME 470, PAGE 303 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.080 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap found for the northwesterly corner of that certain 195.2 acre tract described as "Tract C", in a deed to Donald C. Faubion, an undivided 47%; Debra Ann Faubion, an undivided 26.5%; and Cynthia Jo Barba, an undivided 26.5% by the Partition and Exchange Deed of record in Document No. 2005043418 of the Official Public Records of Williamson County, Texas, the same being an angle point in the southerly line of said 168.32 acre tract and an angle point in the occupied easterly line of that certain 100 acre tract conveyed to Charles Grady Barton, of record in Volume 899, Page 791 of said Deed Records, also being the Point of Beginning of a Boundary Line Agreement recorded in Document No. 2005007159 of said Official Public Records;

THENCE, along the northerly line of said 195.2 acre tract and southerly line of said 168.32 acre tract, the following three courses and distances:

1) N67°59'04"E, a distance of 312.47 feet to a /2 inch iron rod with cap found;

2) N67°58'56"E, a distance of 378.76 feet to a 1/2 inch iron rod with cap found;

3) N68°09'20"E, a distance of 590.44 feet to a 1/2 inch iron rod with cap set for the **POINT OF BEGINNING** and the southwesterly corner hereof;

THENCE, leaving the northerly line of said 195.2 acre tract, over and across said 168.32 acre tract, along the westerly, northerly and easterly lines hereof, the following four (4) courses and distances:

1) Along a curve to the left having a radius of 721.50 feet, a central angle of 55°17'21", an arc length of 696.23 feet, a chord which bears N49°15'19"W, a distance of 669.53 feet to a 1/2 inch iron rod with cap set for a point of reverse curvature to the right;

2) Along said reveres curve to the right having a radius of 1078.50 feet, a central angle of 12°16'44", an arc length of 231.13 feet, a chord which bears N70°45'37"W, a distance of 230.69 feet to a 1/2 inch iron rod with cap set for the northwesterly corner hereof;

3) N80°42'01"E, a distance of 337.11 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the right;

4) Along said curve to the right having a radius of 878.50 feet, a central angle of 49°52'11", an arc length of 764.64 feet, a chord which bears S46°35'20"E, a distance of 740.73 feet to a 1/2 inch iron rod with cap set in the southerly line of said 168.32 acre tract for the southeasterly corner hereof, from which a 60-D nail found in concrete at the base of a metal fence post, for the common northerly corner of said 195.2 acre tract and that certain 51.56 acre tract described in the deed to Charles Grady Barton, of record in Volume 1976, Page 703, of the Official Records of Williamson County, Texas bears N68°08'39"E, a distance of 1031.81 feet;

THENCE, along the northerly line of said 195.2 acre tract and the southerly line of said 168.32 acre tract, the following two (2) courses and distances:

1) S68°08'39"W, a distance of 129.91 feet to a 2 inch pipe fence post found;

2) S68°09'20"W, a distance of 27.09 feet to the **POINT OF BEGINNING**, containing an area of 3.080 acres (134,164 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NAD83(96) CENTRAL ZONE, ESTABLISHED BY NGS OPUS SOLUTION USING CORS STATIONS DF5370, AF9638, DF4062, & DE5999.

Exhibit B

Permitted Exceptions

1. Restrictions contained in plat recorded under Document No. 2013033404, Official Public Records of Williamson County, Texas (Tract 2 only).

2. Environmental setback as shown on the plat recorded in Cabinet EE, Slide 310 of the Plat Records of Williamson County, Texas, as shown on the Survey dated December 20, 2018, prepared by Alan Jay Horton, Registered Professional Land Surveyor No. 5768 (the "Survey"). (TRACT 1)

3. Pipeline easement granted to Seminole Pipeline Company, by instrument dated July 1, 1981, recorded in Volume 844, Page 624 of the Deed Records of Williamson County, Texas and as amended in Volume 2171, Page 554 of the Official Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

4. Petroleum pipeline easement granted to Seminole Pipeline Company as recorded in Volume 851, Page 698 of the Official Public Records and as amended in Volume 2244, Page 297 of the Official Public Records and under Document No. 2018066453 of the Official Public Records, all of Williamson County, Texas. (TRACT 1)

5. 15 foot public utility easement dated August 9, 1999, granted by Norma Nell Faubion et al to City of Georgetown, recorded under Document No. 199955406 of the Official Public Records of Williamson County, Texas. (TRACT 1)

6. 15 foot utility easement executed by Anne V. Patience to City of Georgetown, dated April 29, 1999, recorded under Document No. 199968547 of the Real Property Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

7. Notice of Voluntary Inclusion into the Extraterritorial Jurisdiction of the City of Georgetown dated 10/12/1999 and recorded under Document No. 199971384 of the Official Public Records of Williamson County, Texas. (TRACT 1)

8. Water line easement executed by Thomas E. Dreiss, Trustee, to Brushy Creek Municipal Utility District, dated March 1, 2004. recorded under Document No. 2004018609 of the Real Property Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

9. Water line easement dated April 15, 2004, granted by Grady Barton and Carrie Ann Barton-Smith to Brushy Creek Municipal Utility District, recorded under Document No. 2004029224 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

10. Water line easement granted to Brushy Creek Municipal Utility District, by instrument dated June 22, 2004, recorded under Document No. 2004049691 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

11. Water line easement dated June 1, 2005, granted by Debra Ann Faubion et al to Brushy Creek Municipal Utility District, recorded under Document No. 2005040893 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

12. All interests in water, together with all rights relating thereto, express or implied, reserved in instrument recorded under Document No. 2007014282 of the Official Records of Williamson County, Texas. (TRACT 1)

13. All oil, gas and other minerals, together with all rights relating thereto, express or implied, reserved in instrument recorded under Document No. 2007014282 of the Official Records of Williamson County, Texas. (TRACT 1)

14. Road Easement created in that certain Road and Sewer Line Easement Agreement dated February 22, 2007, recorded under Document No. 2007014284 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

15. Terms, conditions and stipulations of Road Improvements and Sewer Line Development and Conditional Easement Agreement by and between Thomas E. Dreiss, Trustee, and Laredo WO, Ltd., a Texas limited partnership, dated February 22, 2007, and recorded under Document No. 2007014288 of the Official Public Records of Williamson County, Texas, and as further affected by Document No. 2009022806 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

16. Amended and Restated Development Agreement filed of record under Document No. 2012027844, and as further affected under Document Nos. 2016008515, 2012006198 and 2018036246 of the Official Public Records of Williamson County, Texas.

17. Wastewater easement as recorded under Document Number 2007064713 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

18. Utility access easement as recorded under Document No. 2008085853 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

19. The terms, conditions and stipulations of that certain Sanitary Sewer Easement Agreement dated September 27, 2010, recorded under Document No. 2010065269 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

20. The terms, conditions and stipulations of that certain Drainage Easement Agreement dated September 27, 2010, recorded under Document No. 2010065270; and as amended under Document No. 2017104825 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

21. All terms, conditions, and provisions of that certain Agreement regarding Williamson County Municipal Utility District 25 dated January 11, 2012, recorded under Document No. 2012006198 of the Official Public Records of Williamson County, Texas.

22. Williamson County Regional Habitat Conservation Plan Memorandum of Participation Agreement Relative to U.S. Fish and Wildlife Service Permit dated May 15, 2012, recorded under Document No. 2012043627 of the Official Public Records of Williamson County, Texas.

23. Sanitary Sewer Easement Agreement dated August 1, 2013, recorded under Document No. 2013080603 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

24. Drainage Easement Agreement as recorded under Document No. 2013095986 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

25. Sanitary Sewer Easement Agreement as recorded under Document No. 2013095987 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

26. The terms, conditions and stipulations of that certain Access Easement and Right of Way dated January 31, 2014, recorded under Document No. 2014011208 of the Official Public Records of Williamson County, Texas. (TRACT 1)

27. Drainage Easement Agreement as recorded under Document No. 2014026475 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

28. Sanitary Sewer Easement Agreement as recorded under Document No. 2014026476 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

29. The terms, conditions and stipulations of that certain Drainage Easement Agreement dated August 25, 2014, recorded under Document No. 2014071869 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

30. The terms, conditions and stipulations of that certain Sanitary Sewer Easement Agreement dated August 25, 2014, recorded under Document No. 2014071870 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

31. Waiver of Special Appraisal dated May 31, 2012, as recorded under Document No. 2014076279 of the Official Public Records of Williamson County, Texas.

32. Waiver of Special Appraisal dated August 19, 2014, as recorded under Document No. 2014076284 of the Official Public Records of Williamson County, Texas.

33. The terms, conditions and stipulations of that certain Permanent Easement Agreement dated January 21, 2016, recorded under Document No. 2016010600 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

34. Sanitary sewer easement granted to City of Georgetown, by instrument dated August 18, 2016, recorded under Document No. 2016077685 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

35. The terms, conditions and stipulations of that certain Wastewater Easement dated June 23, 2017, recorded under Document No. 2017098157 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

36. The terms, conditions and stipulations of that certain Utility Access Easement dated June 23, 2017, recorded under Document No. 2017098158 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

37. The terms, conditions and stipulations of that certain Roadway, Utility and Drainage Easement Agreement dated October 20, 2017, recorded under Document No. 2017098160 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

38. The terms, conditions and stipulations of that certain Access Easement dated October 20, 2017, recorded under Document No. 2017098161 of the Official Public Records of Williamson County, Texas. (TRACT 1)

39. Guying utility easement granted to Pedernales Electric Cooperative, Inc., by instrument dated December 16, 2016, recorded under Document No. 2018062791 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 1)

40. Any and all easements and building setbacks shown on Plat(s) recorded under Document No(s). 2013033404 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 2)

41. Lot 2, Block G, to be reserved for use by the City of Georgetown Fire Department, as stated on the plat recorded under Document No. 2013033404 of the Official Public Records of Williamson County, Texas. (TRACT 2)

42. The terms, conditions and stipulations of that certain Water Line Easement and Right-of-Way dated March 24, 2006, recorded under Document No. 2006027343 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 2)

43. The terms, conditions and stipulations of that certain Memorandum of Development Agreement dated July 9, 2012, recorded under Document No. 2012056684 of the Official Public Records of Williamson County, Texas. (TRACT 2)

44. Wastewater easement granted to City of Georgetown, by instrument dated July 18, 2018, recorded under Document No. 2018075352 of the Official Public Records of Williamson County, Texas, as shown on the Survey. (TRACT 2)

45. Water Line Easements granted to Chisholm Trail Special Utility District as recorded under Document Nos. 2013044607, 2013044608, 2013044609, 2013044610, 2013044611, 2013044612, 2013044613, 2013044616, 2013044617, 2013048344, 2013062167, 2013064547, 2013062168, 2013091201, 2013100385, 2014019467, 2014025124, 2014025144, 2014033910, 2014038543, 2014038544, 2014047251, 2014047260, 2014058853, 2014058854 and 2014058871, all of the Official Public Records of Williamson County, Texas. (TRACT 2)

46. The rights of Williamson County Municipal Utility District No. 25 to levy taxes and issue bonds.

11-GF#2018102592 JPB
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2018114043

Pages: 24 Fee: $113.00
12/31/2018 11:38 AM

Nancy E. Rister, County Clerk
Williamson County, Texas

Approved by COG on 6/30/2025

PRELIMINARY PLAT
FOR
PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5

GEORGETOWN, WILLIAMSON COUNTY, TEXAS
2024-15-PP

INITIAL SUBMITTAL DATE: 9/16/2024

OWNER/DEVELOPER:

HM PARKSIDE, LP
P.O. BOX 5397
AUSTIN, TX 78763
(512) 481-0303
BLAKE@BLAKEMAGEECO.COM

ENGINEER/SURVEYOR:

HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
CHRISTINE.CAMPBELL@HRGREEN.COM

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SUBDIVISION ARE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 48491C0460F, EFFECTIVE DATE DECEMBER 20, 2019 AND 48491C0480F, EFFECTIVE DATE DECEMBER 20, 2019. PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-2071R AND THE APPROVED LOMR #21-06-0115P. NO PORTION OF THIS SUBDIVISION IS WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008.

LEGAL DESCRIPTION:

DESCRIPTION OF 417.0 ACRES OF LAND IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, AND THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 1,143.511 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1, AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE, LP OF RECORD IN DOCUMENT NO. 2018114043, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3.080 ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HM PARKSIDE LP OF RECORD IN DOCUMENT NO. 2020031564, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

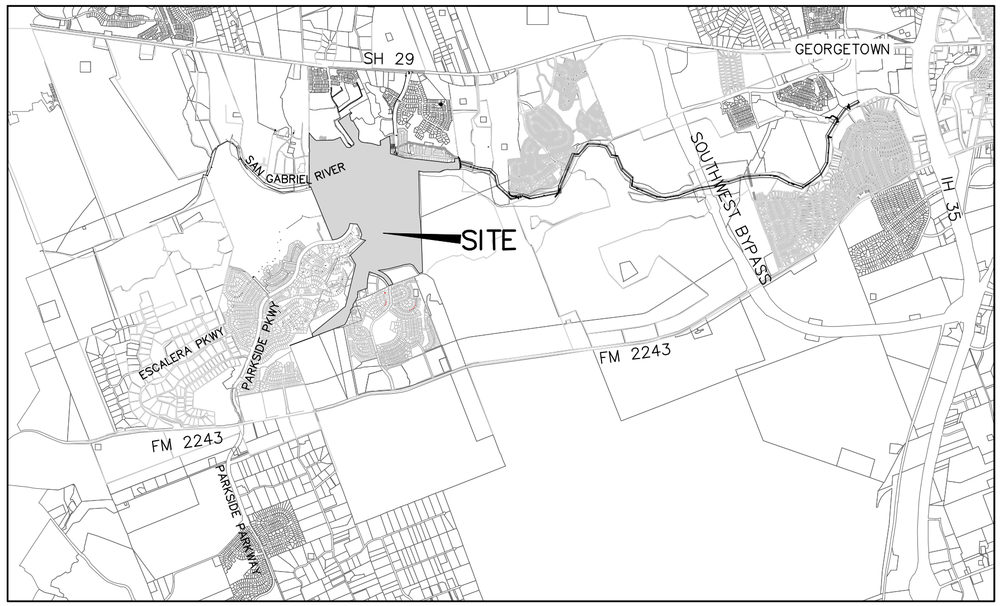
BENCHMARK NOTE:

NAVD88 - GEOID12B

HORIZONTAL DATUM:
TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
VERTICAL DATUM:
NAVD88 - GEOID 12B

BM(1380)-322
COTTON GIN SPINDLE SET AT THE BASE OF A 28.5-INCH LIVE OAK
(TREE TAG NO. 6776)
GRID NORTHING = 10,197,947.90'
GRID EASTING = 3,105,969.20'
ELEVATION = 802.52'

BM(1380)-321
BOX SET ON CONCRETE WATER MAIN VENT PIPE
GRID NORTHING = 10,197,276.85'
GRID EASTING = 3,105,999.79'
ELEVATION = 806.86'



VICINITY MAP
SCALE: 1"=4000'

STREETS

NAME	CLASSIFICATION	ROW WIDTH	MIN. PVMT WIDTH (F-F)	CURB TYPE	DESIGN SPEED	LENGTH (LF)	CUL-DE-SAC	MAINTENANCE AUTHORITY
PARKSIDE PARKWAY	MINOR ARTERIAL	135'	48'	SPILL CURB & RIBBON CURB	40 MPH	3,106	NONE	PUBLIC
GREENVIEW PARKWAY	NEIGHBORHOOD COLLECTOR	70'	40'	24" CURB & GUTTER	30 MPH	2,718	NONE	PUBLIC
RUACH ROAD	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	473	60' RADIUS	PUBLIC
GAMALIEL LOOP	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	928	NONE	PUBLIC
TREASURE HOUSE WAY	LOCAL RESIDENTIAL	VARIES	35'	24" CURB & GUTTER	25 MPH	1,474	NONE	PUBLIC
MORNING SUNRISE CIRCLE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,631	NONE	PUBLIC
ELIEL WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	812	NONE	PUBLIC
KAVOD COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	134	60' RADIUS	PUBLIC
KADOSH WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	505	NONE	PUBLIC
CHARIS DRIVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,576	60' RADIUS	PUBLIC
ADONIRAM COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	160	60' RADIUS	PUBLIC
JEHOVAH JIREH COURT	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	270	60' RADIUS	PUBLIC
ABDIEL WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,468	(2) 60' RADIUS	PUBLIC
TERRI JO COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	301	60' RADIUS	PUBLIC
GLOWING SUNSET STREET	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,591	60' RADIUS	PUBLIC
GENTLE BREEZE PASS	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	681	NONE	PUBLIC
BILLOWING OAK WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,111	NONE	PUBLIC
FLOWING RAIN ROAD	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	465	60' RADIUS	PUBLIC
TRANQUIL SERENITY WAY	LOCAL RESIDENTIAL	VARIES	28'	24" CURB & GUTTER	25 MPH	1,238	60' RADIUS	PUBLIC
TREE BEND DRIVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	845	60' RADIUS	PUBLIC
BERAKAH COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	122	60' RADIUS	PUBLIC
RED SEA COURT	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	71	60' RADIUS	PUBLIC

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL PHASING PLAN
3	PHASING PLAN VIEW A
4	PHASING PLAN VIEW B
5	PHASING PLAN VIEW C
6	PHASING PLAN VIEW D
7	PHASING PLAN VIEW E
8	OVERALL PRELIMINARY PLAN
9	PRELIMINARY PLAT VIEW A
10	PRELIMINARY PLAT VIEW B
11	PRELIMINARY PLAT VIEW C
12	PRELIMINARY PLAT VIEW D
13	PRELIMINARY PLAT VIEW E
14	PRELIMINARY PLAT VIEW F
15	PRELIMINARY PLAT VIEW G
16	PRELIMINARY PLAT VIEW H
17	PRELIMINARY PLAT VIEW I
18	PRELIMINARY PLAT VIEW J
19	PRELIMINARY PLAT VIEW K
20	PRELIMINARY PLAT VIEW L
21	TREE LIST & ROADWAY CURVE TABLES
22	BLOCK CURVE TABLES
23	LOT AREAS
24	METES AND BOUNDS SHEET
25	PRELIMINARY PLAT NOTES

PROJECT SUMMARY

TOTAL SITE AREA: 417.00 ACRES

RESIDENTIAL LOTS..... - 326 (101.33 ACRES)

OPEN SPACE LOTS..... - 15 (3.75 ACRES)

OPEN SPACE /DRAINAGE LOTS..... - 7 (175.67 ACRES)

OPEN SPACE /WATER QUALITY LOTS..... - 12 (3.73 ACRES)

OPEN SPACE /PARKLAND LOTS..... - 2 (75.00 ACRES)

OPEN SPACE /DRAINAGE /WATER QUALITY LOTS..... - 6 (10.02 ACRES)

MULTI-FAMILY LOT..... - 1 (9.29 ACRES)

AMENITY/RIVER TRAIL PARKING LOT..... - 1 (3.02 ACRES)

TOTAL LOTS..... - 370 (381.81 ACRES)

NUMBER OF BLOCKS..... - 15

STREETS (ROW AREA): 35.19 ACRES

SUBMITTAL DATE : MAY 16, 2025

STATE OF TEXAS
CHRISTINE N CAMPBELL
142536
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY : Christine Campbell 05/16/2025

CHRISTINE CAMPBELL, P.E. DATE

HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696

Amendment approved by the City of Georgetown on:

June 30, 2025

This Preliminary Plat **will expire 24 months** from the **original** date of approval, if the applicable conditions of UDC sections 3.08.070 are not met.

*Alterations to this plan set may require amendment, review, and additional fee. **UDC 3.08.070**

NO. | REVISION | BY | DATE

811 Know what's below. Call before you dig.

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
512. 872. 6696
HRGREEN. COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen® DEVELOPMENT TX

COVER SHEET

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 1 OF 25

2024 -15 - PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PP COVR.dwg, COVER SHEET, June 23, 2025, 2:29 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11

AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A

AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B

AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13

AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A

AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B

AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

SECTION 15A

AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B

AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C

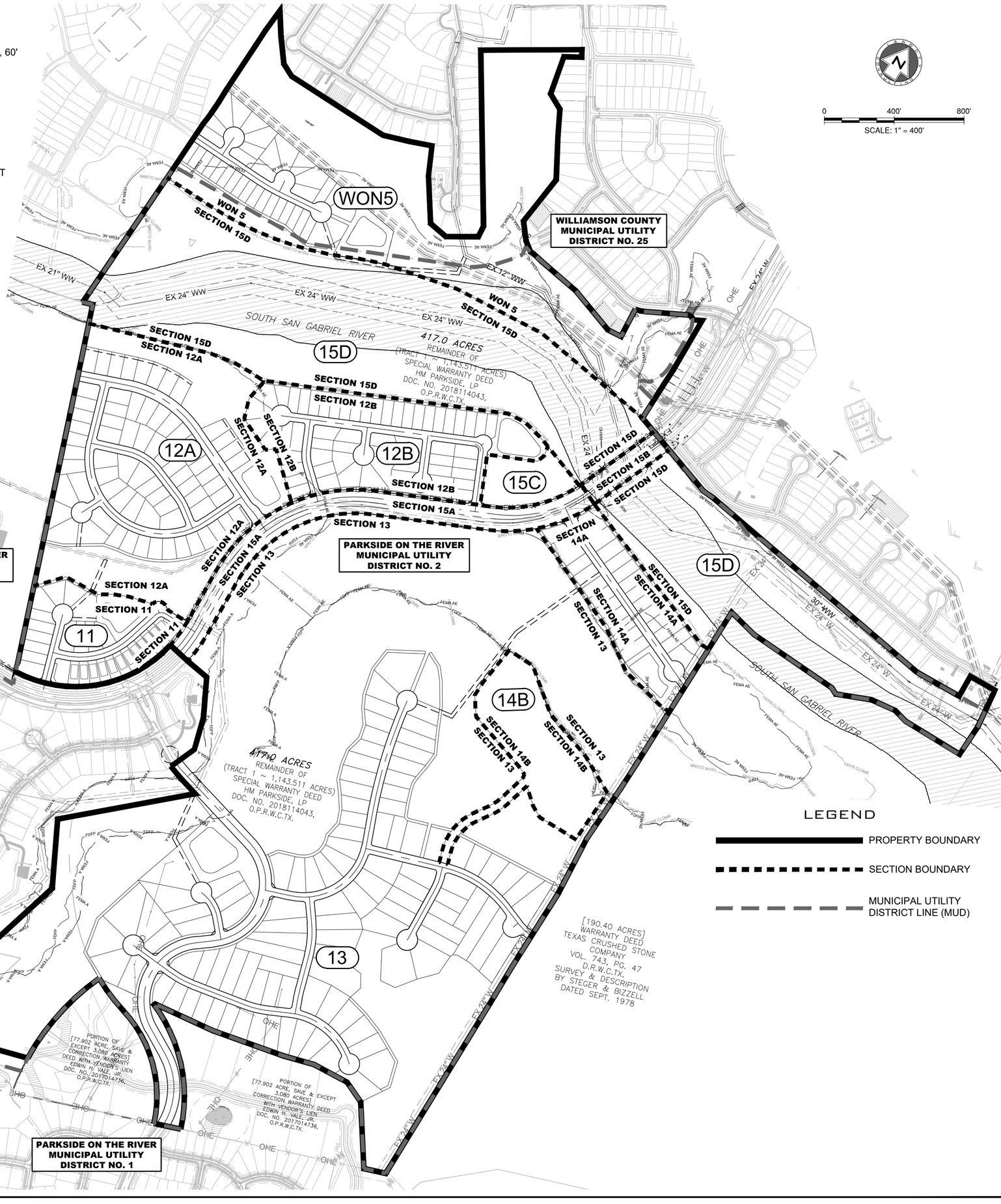
AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D

AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5

AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS



LEGEND

- PROPERTY BOUNDARY
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)

NO.	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

OVERALL PHASING PLAN

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 2 OF 25

2024-15-PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh24026?1 PHAS_OV.dwg, OVERALL PHASING PLAN, June 23, 2025, 2:30 PM, mnuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11

AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A

AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B

AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13

AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A

AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B

AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

SECTION 15A

AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B

AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C

AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D

AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5

AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS

LEGEND

- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
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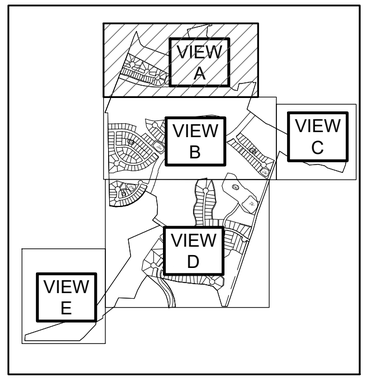
- 100YR FEMA ZONE FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP



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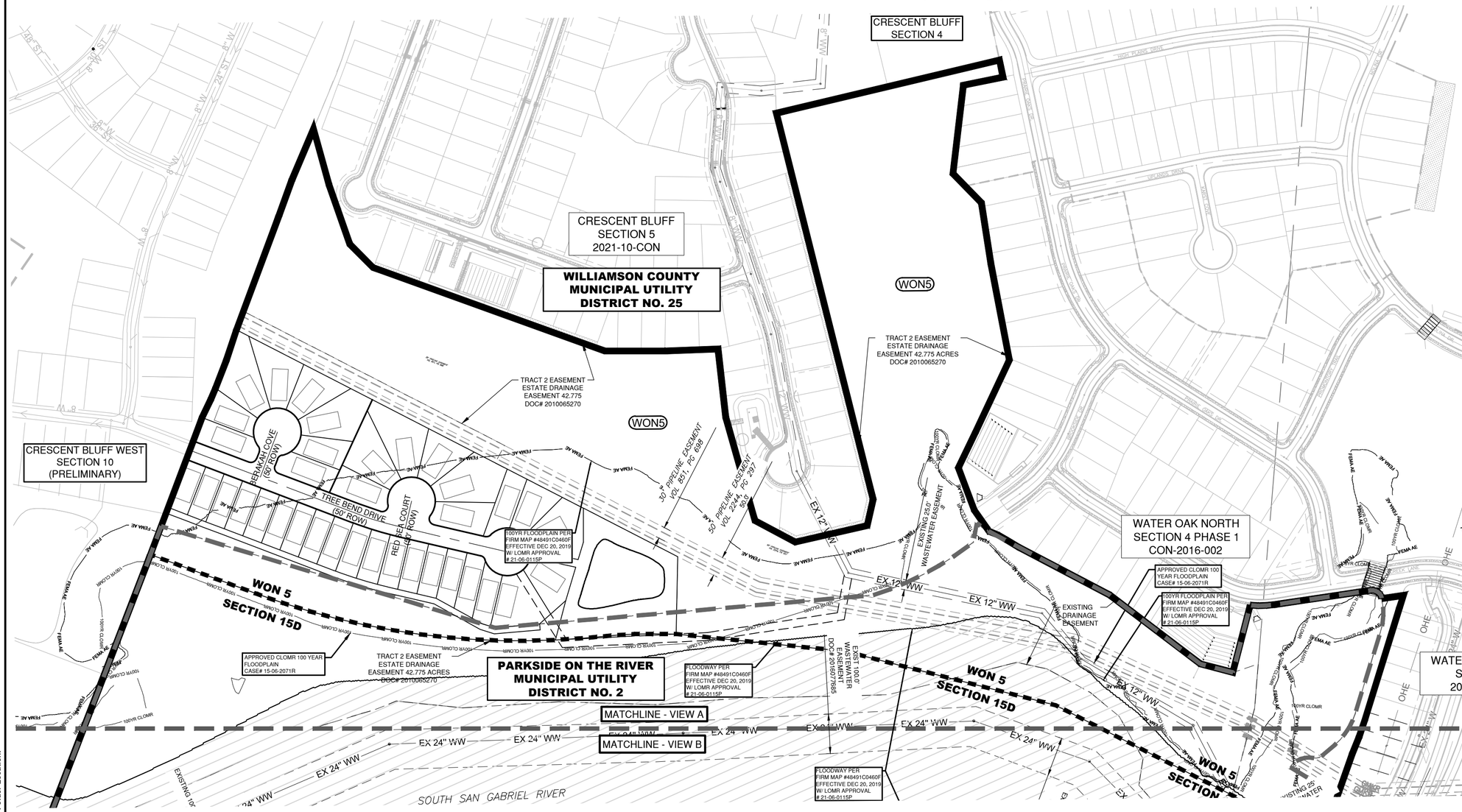

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142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

PHASING PLAN VIEW A

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 3 OF 25

2024-15-PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sht2402671 PHAS.dwg, PHASING PLAN VIEW A, June 23, 2025, 2:30 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11

AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A

AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B

AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13

AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A

AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B

AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

SECTION 15A

AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B

AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C

AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D

AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5

AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS

LEGEND

- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
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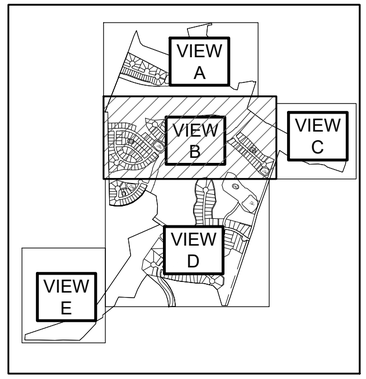

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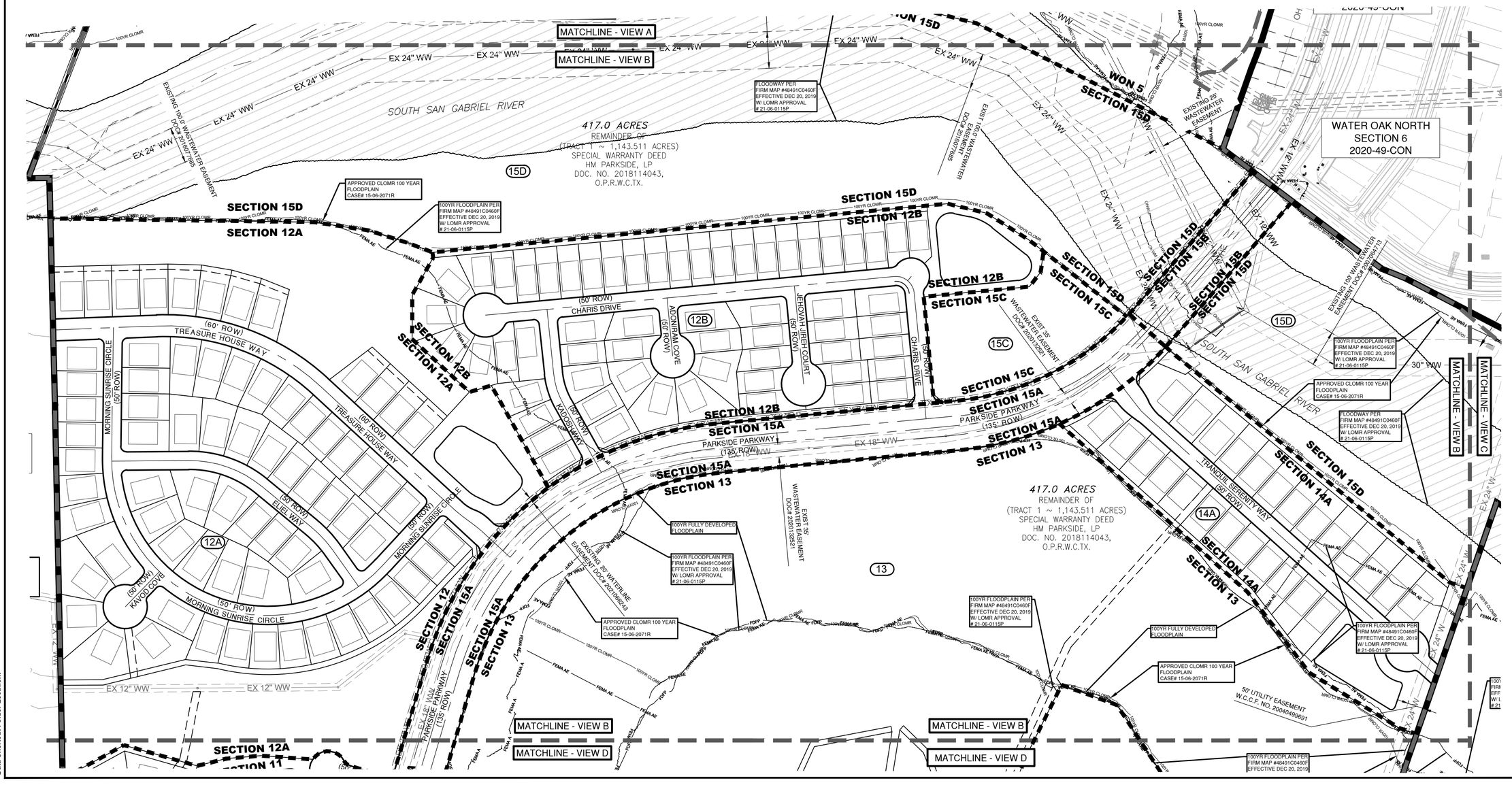

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05/16/2025

PHASING PLAN VIEW B

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 4 OF 25

2024-15-PP

NO.	REVISION	BY	DATE

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Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11

AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A

AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B

AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13

AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A

AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B

AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

SECTION 15A

AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B

AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C

AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D

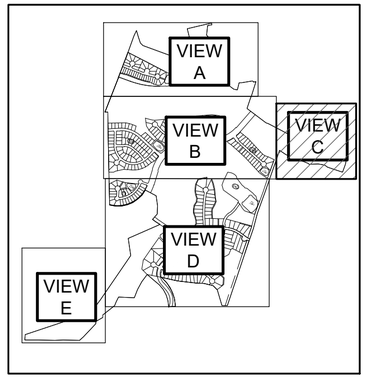
AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5

AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS

LEGEND

- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- FEMA AE — FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- FEMA A — FEMA A — 100YR FEMA ZONE FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR — 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP



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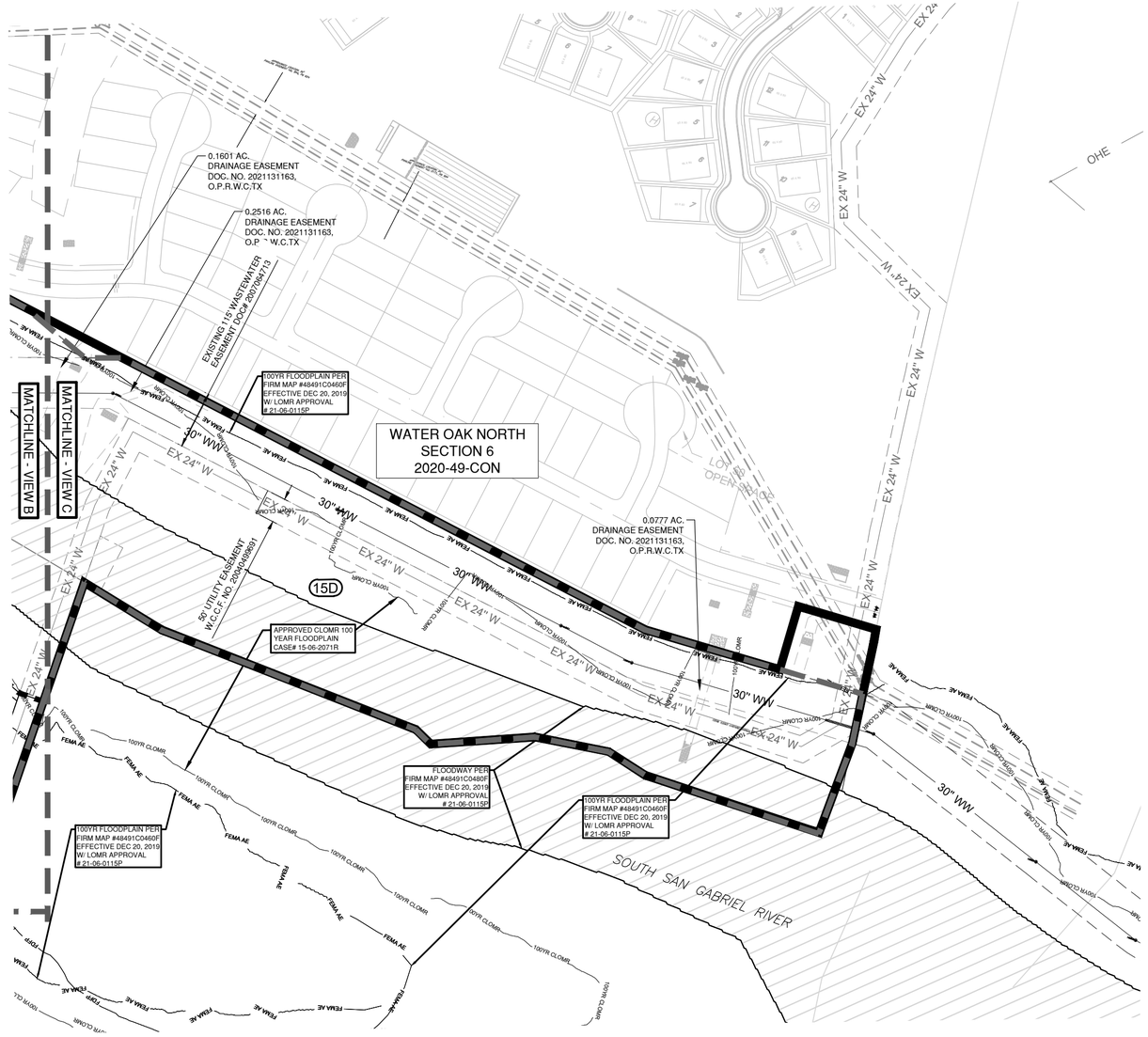

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05/16/2025

PHASING PLAN VIEW C

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 5 OF 25

2024-15-PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PHAS.dwg, PHASING PLAN VIEW C, June 23, 2025, 2:30 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11

AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A

AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B

AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13

AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A

AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B

AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

SECTION 15A

AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B

AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C

AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D

AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5

AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS

MATCHLINE - VIEW B
MATCHLINE - VIEW D
MATCHLINE - VIEW E

SECTION 12A
SECTION 11
SECTION 15A
SECTION 13
SECTION 14B

(50' ROW) GAMALIEL LOOP
RUACH ROAD (60' ROW)
PARKSIDE ON THE RIVER SECTIONS 9B & 10B

417.0 ACRES
REMAINDER OF
(TRACT 1 ~ 1,143.511 ACRES)
SPECIAL WARRANTY DEED
HM PARKSIDE, LP
DOC. NO. 2018114043,
O.P.R.W.C.TX.

EXIST 35' WASTEWATER EASEMENT DOC# 2020132521
EXISTING 20' WATERLINE EASEMENT DOC# 2021068243
100YR FULLY DEVELOPED FLOODPLAIN
100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019
100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P
APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R
100YR FULLY DEVELOPED FLOODPLAIN

GLOWING SUNSET STREET (50' ROW)
BILLOWING OAK WAY (50' ROW)
FLOWING RAIN ROAD (50' ROW)
TERRI JO COVE (50' ROW)
GREENVIEW PARKWAY (70' ROW)
GENTLE BREEZE PASS (50' ROW)
ABDIEL WAY (50' ROW)

[190.40 ACRES]
WARRANTY DEED
TEXAS CRUSHED STONE COMPANY
VOL. 743, PG. 47
D.R.W.C.TX.
SURVEY & DESCRIPTION
BY STEGER & BIZZELL
DATED SEPT. 1978

50' WATER LINE EASEMENT W.C.C.F. NO. 2004029224

PORTION OF
[77.902 ACRE, SAVE & EXCEPT
3.080 ACRES]
CORRECTION WARRANTY DEED
WITH VENDOR'S LIEN
EDWIN H. VALE, JR.
DOC. NO. 2017014736,
O.P.R.W.C.TX.

EX 15" WW
EX 24" W
EX 6" W
EX 8" W
OHE

0 200' 400'
SCALE: 1" = 200'

LEGEND

- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
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- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

VIEW A
VIEW B
VIEW C
VIEW D
VIEW E

NO.	REVISION	BY	DATE

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TBPLS NO: 10194101
DEVELOPMENT TX

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

PHASING PLAN VIEW D

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 6 OF 25

2024 -15 - PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PHAS.dwg, PHASING PLAN VIEW D, June 23, 2025, 2:30 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11

AREA: ±9.64 ACRES
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2 BLOCKS

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AREA: ±3.02 ACRES
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AREA: ±75.00 ACRES
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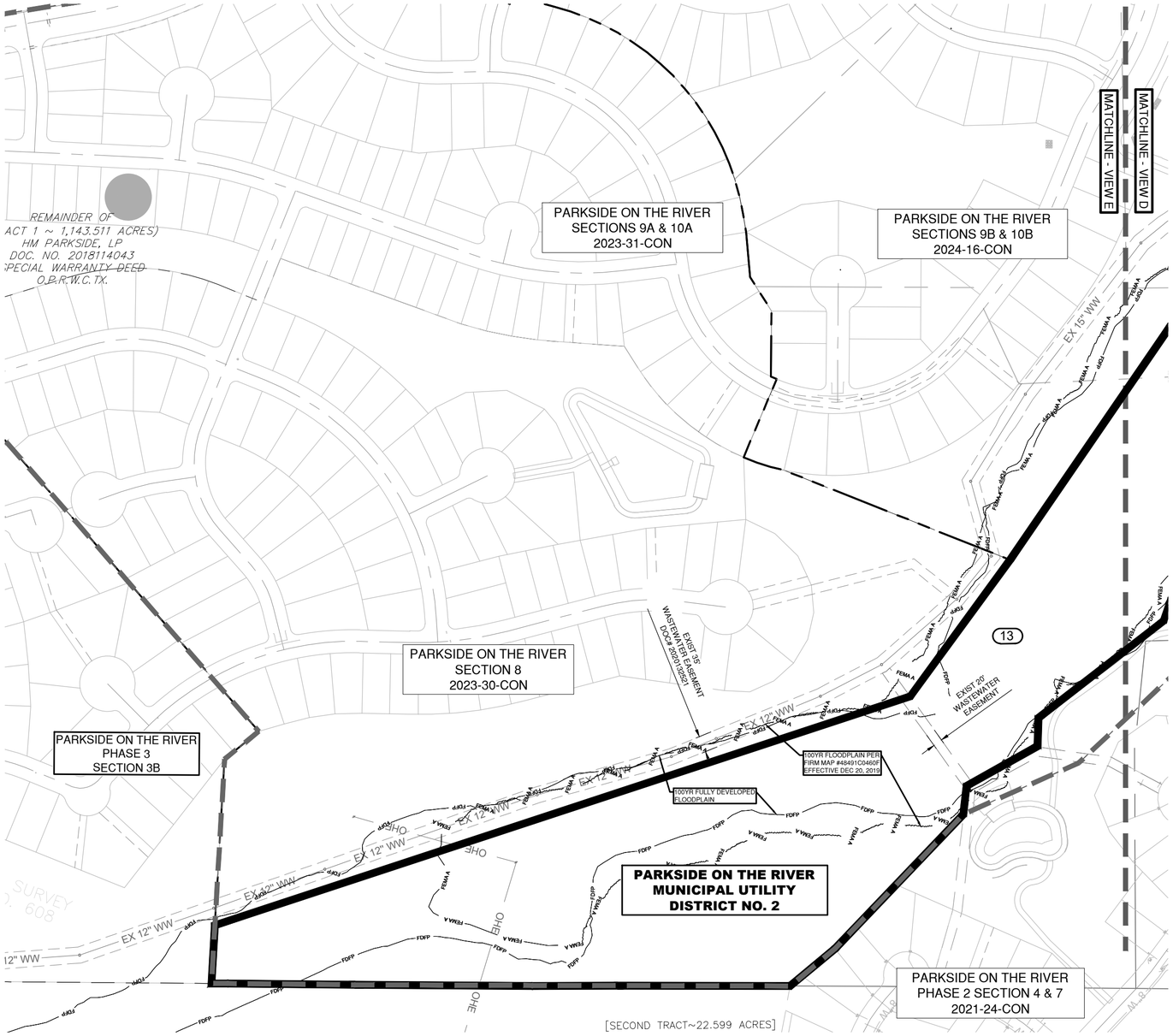

0 200' 400'
SCALE: 1" = 200'

LEGEND

- PROPERTY BOUNDARY
- OLD PARCEL LINE
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- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
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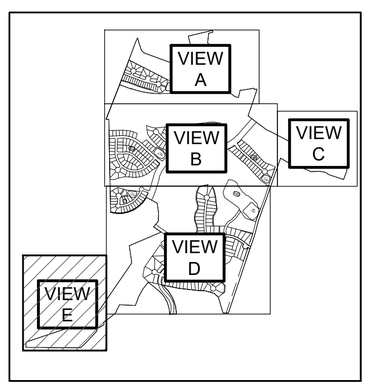

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142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

PHASING PLAN VIEW E

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 7 OF 25

2024-15-PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PHAS.dwg, PHASING PLAN VIEW E, June 23, 2025, 2:30 PM, mmuhammad
Data Shortcut Folder Location:

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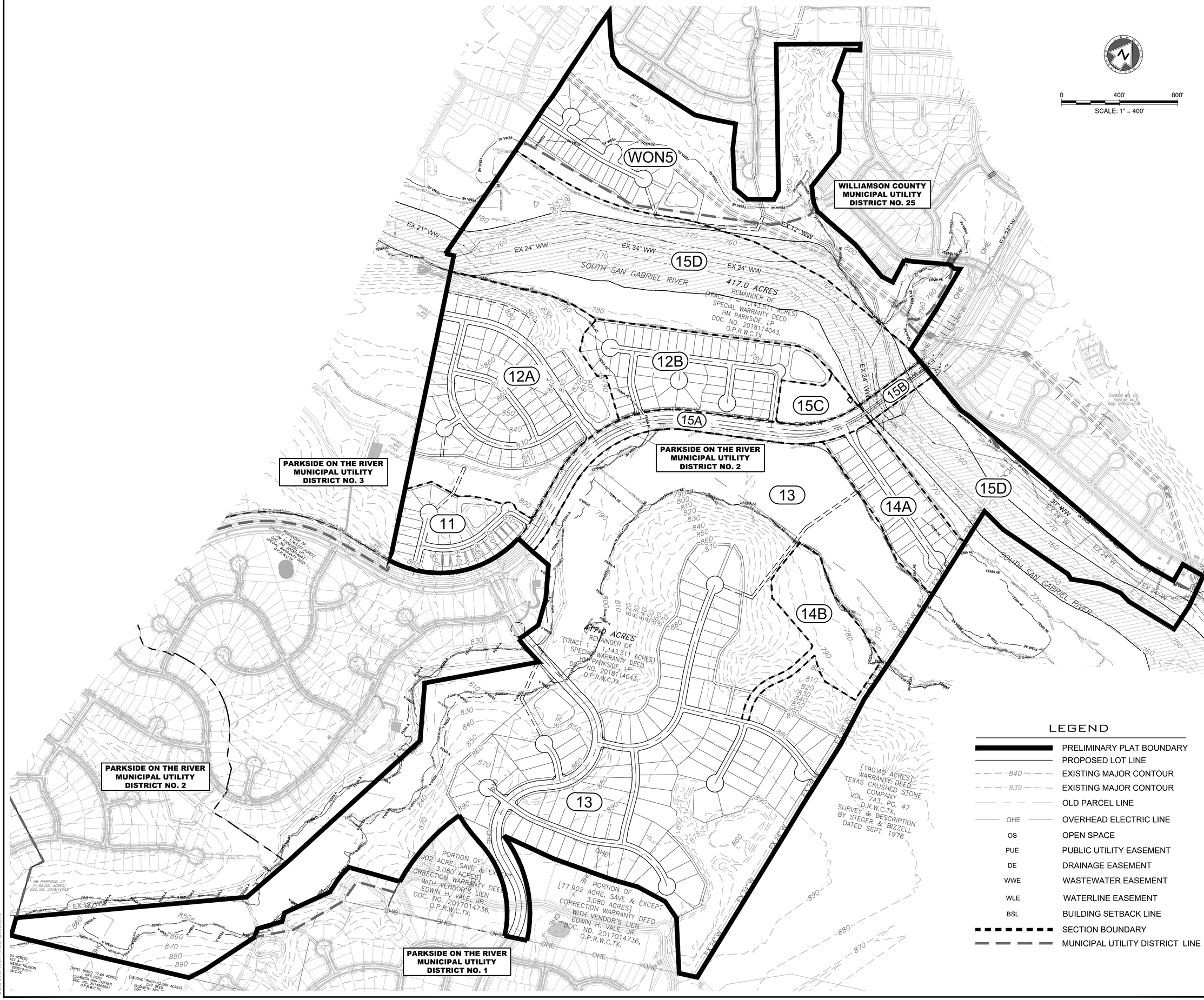

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

OVERALL PRELIMINARY PLAN

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
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APPROVED BY: SN
SHEET 8 OF 25

2024-15-PP

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TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

FLOODPLAIN LEGEND

FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P

100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P

100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F

100YR CLOMR FLOODPLAIN CASE# 15-06-2071R

100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

VIEW A
VIEW B
VIEW C
VIEW D
VIEW E
VIEW F
VIEW G
VIEW H
VIEW I
VIEW J
VIEW K
VIEW L

0 100' 200'
SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

CRESCENT BLUFF SECTION 5 2021-10-CON

CRESCENT BLUFF WEST SECTION 10 (PRELIMINARY)

WON 5 SECTION 15D

BLOCK O 1 10,072 SF; 2 8,552 SF; 3 16,348 SF; 4 13,106 SF; 5 10,981 SF; 6 15,174 SF; 7 8,014 SF; 8 9,374 SF; 9 9,863 SF; 10 13,884 SF; 11 16,392 SF; 12 10,605 SF; 13 16,417 SF; 14 10,539 SF; 15 8,650 SF; 16 9,134 SF; 17 15,570 SF; 18 10,812 SF; 19 14,301 SF; 20 6,858 SF; 21 7,531 SF; 22 6,857 SF; 23 6,500 SF; 24 6,500 SF; 25 6,647 SF; 26 6,810 SF; 27 6,810 SF; 28 6,520 SF; 29 6,500 SF; 30 6,500 SF; 31 6,500 SF; 32 6,500 SF; 33 6,500 SF; 34 6,513 SF; 35 6,487 SF; 36 6,745 SF

LOT 38 DE/OS 87,878 SF BLOCK O

LOT 40 DE/OS 1,581,566 SF BLOCK O

LOT 39 WQ/DE/OS 72,856 SF BLOCK O

LOT 37 WQ/OS 15,002 SF BLOCK O

LOT 1 OS/PARKLAND 2,148,207 SF BLOCK L

TRACT 2 EASEMENT ESTATE DRAINAGE EASEMENT 42.775 DOC# 2010065270

TRACT 2 EASEMENT ESTATE DRAINAGE EASEMENT 42.775 ACRES DOC# 2010065270

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

FLOODWAY PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

30' PIPELINE EASEMENT VOL 851, PG 698

50' PIPELINE EASEMENT VOL 2244, PG 297

PROPOSED 20' WASTEWATER EASEMENT

BERAKAH COVE (50' ROW)

TREE BEND DRIVE (50' ROW)

RED SEA COURT (50' ROW)

MATCHLINE - VIEW A

MATCHLINE - VIEW B

MATCHLINE - VIEW C

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LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW A

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 9 OF 25

2024-15-PP

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

0 100' 200'

SCALE: 1" = 100'

LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT LINE
840	EXISTING MAJOR CONTOUR
839	EXISTING MAJOR CONTOUR
	OLD PARCEL LINE
OHE	OVERHEAD ELECTRIC LINE
OS	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WWE	WASTEWATER EASEMENT
WLE	WATERLINE EASEMENT
BSL	BUILDING SETBACK LINE
	SECTION BOUNDARY
	MUNICIPAL UTILITY DISTRICT LINE

FLOODPLAIN LEGEND

	FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
FEMA AE	100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
FEMA A	100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
100YR CLOMR	100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
FDFP	100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

CRESCENT BLUFF SECTION 4

HIGH PLAINS DRIVE

PRAIRIE OAKS DR

UPLANDS DRIVE

KARST COVE

LOT 40 DE/OS 1,581,566 SF BLOCK O

WATER OAK NORTH SECTION 4 PHASE 1 CON-2016-002

TRACT 2 EASEMENT ESTATE DRAINAGE EASEMENT 42,775 DOC# 2010065270

MATCHLINE - VIEW A

MATCHLINE - VIEW B

MATCHLINE - VIEW D

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

EXISTING 25.0 WASTEWATER EASEMENT

EX 12" WW

EX 8" WW

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

VIEW A
VIEW B
VIEW C
VIEW D
VIEW E
VIEW F
VIEW G
VIEW H
VIEW I
VIEW J
VIEW K
VIEW L

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142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW B

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
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CHECKED BY: CC
APPROVED BY: SN
SHEET 10 OF 25

2024-15-PP

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Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

VIEW A
VIEW B
VIEW C
VIEW D
VIEW E
VIEW F
VIEW G
VIEW H
VIEW I
VIEW J
VIEW K
VIEW L

FLOODPLAIN LEGEND

FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P

100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P

100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F

100YR CLOMR FLOODPLAIN CASE# 15-06-2071R

100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

N

0 100' 200'

SCALE: 1" = 100'

EASEMENT 42.775 ACRES
DOC# 2010065270

FLOODWAY PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

EXISTING 100.0' WASTEWATER EASEMENT DOC# 2016077885

PROPOSED 15' WATER QUALITY EASEMENT

LOT 1
OS/PARKLAND
2,148,207 SF
BLOCK L

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 2

SOUTH SAN GABRIEL RIVER

417.0 ACRES
REMAINDER OF
(TRACT 1 ~ 1,143.511 ACRES)
SPECIAL WARRANTY DEED
HM PARKSIDE, LP
DOC. NO. 2018114043,
O.P.R.W.C.TX.

LOT 4
WQ/OS
20,389 SF
BLOCK L

LOT 6
DE/OS
233,882 SF
BLOCK K

LOT 1
WQ/DE/OS
77,338 SF
BLOCK K

LOT 1
OS
12,921 SF
BLOCK M

LOT 36
OS
1,718 SF
BLOCK L

EXISTING 20' WATERLINE EASEMENT DOC# 2021066243

SECTION 15D
SECTION 12A
SECTION 12B
SECTION 15A
SECTION 13

MATCHLINE - VIEW C
MATCHLINE - VIEW D
MATCHLINE - VIEW F

CHARIS DRIVE (50' ROW)
TREASURE HOUSE WAY (60' ROW)
MORNING SUNRISE CIRCLE (50' ROW)
ELIEL WAY (50' ROW)
KADOSH WAY (60' ROW)
ADONIRAM COVE (50' ROW)
PARKSIDE PARKWAY (135' ROW)

BLOCK H
BLOCK I
BLOCK J
BLOCK K
BLOCK L
BLOCK M

PARKSIDE ON THE RIVER GT II
2023-22-PP

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LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW C

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 11 OF 25

2024-15-PP

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

FLOODPLAIN LEGEND

FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P

100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P

100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F

100YR CLOMR FLOODPLAIN CASE# 15-06-2071R

100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

0 100' 200'

SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

MATCHLINE - VIEW B

MATCHLINE - VIEW C

MATCHLINE - VIEW D

MATCHLINE - VIEW E

MATCHLINE - VIEW G

SOUTH SAN GABRIEL RIVER

WON 5

SECTION 15D

SECTION 12B

SECTION 15C

SECTION 15A

SECTION 6
2020-49-CON

PARKSIDE PARKWAY (135' ROW)

CHARIS DRIVE (50' ROW)

JEHOVAH JIREH COURT (50' ROW)

TRANQUIL SERENITY WAY (ROW VARIES)

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

FLOODWAY PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

EXISTING DRAINAGE EASEMENT

PROPOSED 20' WASTEWATER EASEMENT

EXISTING 25.0' WASTEWATER EASEMENT

EXIST 100.0' WASTEWATER EASEMENT DOC# 2016077685

EXISTING 100.0' WASTEWATER EASEMENT DOC# 2007064113

EXIST 35' WASTEWATER EASEMENT DOC# 2020132521

LOT 40 DE/OS 1,581,566 SF BLOCK O

LOT 1 OS/PARKLAND 2,148,207 SF BLOCK L

LOT 3 WQ/DE/OS 60,850 SF BLOCK L

LOT 2 AMENITY/RIVER TRAIL PARKING 131,732 SF BLOCK L

LOT 2 OS 1,770 SF BLOCK N

LOT 3 OS 2,749 SF BLOCK N

LOT 1 OS 2,306 SF BLOCK E

LOT 1 OS/PARKLAND 1,118,640 SF BLOCK N

BLOCK L

BLOCK M

BLOCK N

BLOCK E

VIEW A
VIEW B
VIEW C
VIEW D
VIEW E
VIEW F
VIEW G
VIEW H
VIEW I
VIEW J
VIEW K
VIEW L

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
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LICENSED PROFESSIONAL ENGINEER
05/16/2025

NO.	REVISION	BY	DATE

PRELIMINARY PLAT VIEW D

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 12 OF 25

2024-15-PP

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Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

FLOODPLAIN LEGEND

FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P

100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P

100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F

100YR CLOMR FLOODPLAIN CASE# 15-06-2071R

100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

N

0 100' 200'

SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

WATER OAK NORTH SECTION 6 2020-49-CON

S88° 08' 27"E 2634'

MATCHLINE - VIEW D

MATCHLINE - VIEW E

EXISTING 115.3' WASTEWATER EASEMENT DOC# 2007084713

0.1601 AC. DRAINAGE EASEMENT DOC. NO. 2021131163, O.P.R.W.C.TX

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

30" WW

S83° 26' 44"E 1532.60'

WATER OAK NORTH SECTION 6 2020-49-CON

0.2516 AC. DRAINAGE EASEMENT DOC. NO. 2021131163, O.P.R.W.C.TX

FLOODWAY PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

EX 24" W

50.0' UTILITY EASEMENT W.C.C.F. NO. 2004049691

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

N79° 22' 43"W 179.86'

LOT 1 OS/PARKLAND 1,118,640 SF BLOCK N

N89° 29' 27"W 541.24'

100YR FLOODPLAIN PER FIRM MAP #48491C0480F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

N85° 31' 26"E 160.70'

N85° 31' 26"E 278.11'

N04° 28' 34"W 130.00'

S11° 20' 53"E 24.19'

0.0777 AC. DRAINAGE EASEMENT DOC. NO. 2021131163, O.P.R.W.C.TX

S00° 50' 58"E 206.65'

N66° 14' 34"W 40.94'

S65° 09' 43"W 207.18'

S80° 20' 41"W 148.88'

N78° 00' 59"W 85.59'

S87° 24' 44"W 362.86'

S00° 27' 10"E 168.80'

SOUTH SAN GABRIEL RIVER

SECTION 15D

SECTION 14A

4 34 SF

15 11,943 SF

16 16,862 SF

LOT 18 OS 10,587 SF BLOCK N

LOT 50 OPEN SPACE

TRANQUIL SERENITY WAY (50' ROW)

10' PUE

C151 C152 C149 C150

S01° 52' 29"E 1028.81'

50' UTILITY EASEMENT W.C.C.F. NO. 2004049691

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

100YR FULLY DEVELOPED FLOODPLAIN

100YR FLOODPLAIN PER FIRM MAP #48491C0480F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

FLOODWAY PER FIRM MAP #48491C0480F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

MATCHLINE - VIEW G

MATCHLINE - VIEW E

[190.40 ACRES]

VIEW A | VIEW B | VIEW C | VIEW D | VIEW E | VIEW F | VIEW G | VIEW H | VIEW I | VIEW J | VIEW K | VIEW L

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW E

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 13 OF 25

2024 -15 - PP

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Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

FLOODPLAIN LEGEND

FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P

100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P

100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F

100YR CLOMR FLOODPLAIN CASE# 15-06-2071R

100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

0 100' 200'

SCALE: 1" = 100'

MATCHLINE - VIEW C

MATCHLINE - VIEW F

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

100YR FULLY DEVELOPED FLOODPLAIN

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

MATCHLINE - VIEW F

MATCHLINE - VIEW G

MATCHLINE - VIEW F

MATCHLINE - VIEW H

LOT 3 OS 2,176 SF BLOCK H

LOT 2 WQ/OS 18,739 SF BLOCK H

LOT 1 DE/OS 257,363 SF BLOCK H

LOT 17 WQ/OS 5,966 SF BLOCK G

LOT 16 WQ/DE/OS 56,156 SF BLOCK G

LOT 1 OS 2,203 SF BLOCK G

LOT 1 OS 16,441 SF BLOCK F

LOT 43 DE/OS 3,297,260 SF BLOCK D

EXISTING 20' WASTEWATER EASEMENT

PROPOSED 20' WASTEWATER EASEMENT

PROPOSED 20' DRAINAGE EASEMENT

EXISTING 20' WATERLINE EASEMENT DOC# 2021066243

EXIST 35' WASTEWATER EASEMENT DOC# 2020132521

PARKSIDE ON THE RIVER SECTIONS 9B & 10B

SECTION 12A

SECTION 11

SECTION 15A

SECTION 13

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

VIEW A | VIEW B | VIEW C | VIEW D | VIEW E | VIEW F | VIEW G | VIEW H | VIEW I | VIEW J | VIEW K | VIEW L

NO.	REVISION	BY	DATE

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05/16/2025

PRELIMINARY PLAT VIEW F

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
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2024-15-PP

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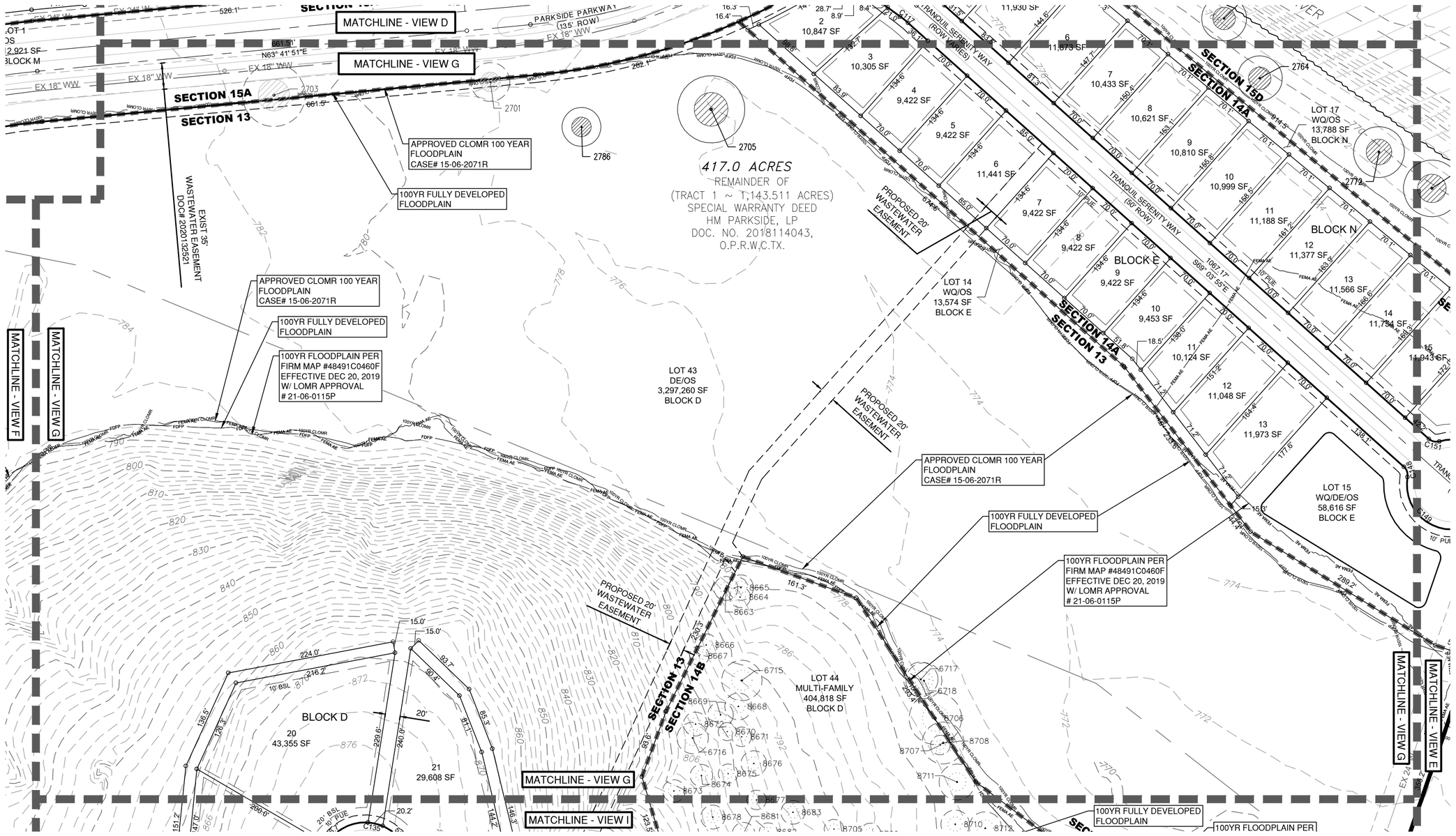

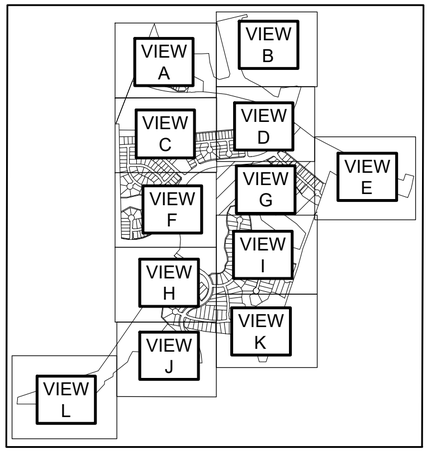

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- FEMA A — 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 — EXISTING MAJOR CONTOUR
- 839 — EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OS — OPEN SPACE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

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LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW G

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

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MATCHLINE - VIEW F

MATCHLINE - VIEW H

CROSSHATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED NORTHWEST.

PARKSIDE ON THE RIVER SECTIONS 9B & 10B 2024-16-CON

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 2

417.0 ACRES
REMAINDER OF
(TRACT 1 ~ 1,143.511 ACRES)
SPECIAL WARRANTY DEED
HM PARKSIDE, LP
DOC. NO. 2018114043,
O.P.R.W.C.TX.

LOT 43
DE/OS
3,297,260 SF
BLOCK D

PROPOSED 20' WASTEWATER EASEMENT

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019

100YR FULLY DEVELOPED FLOODPLAIN

GREENVIEW PARKWAY (70' ROW)

ABDIEL WAY (50' ROW)

TERRI JO COVE (50' ROW)

LOT 18
WQ/DE/OS
110,688 SF
BLOCK B

LOT 1
OS
2,848 SF
BLOCK D

LOT 19
DE/OS
1,652,006 SF
BLOCK B

LOT 2
WQ/OS
10,590 SF
BLOCK B

LOT 17
OS
3,844 SF
BLOCK B

LOT 1
OS
11,647 SF
BLOCK C

LOT 9
OS
5,636 SF
BLOCK B

BLOCK B

BLOCK C

BLOCK D

MATCHLINE - VIEW I

MATCHLINE - VIEW K

MATCHLINE - VIEW J

0 100' 200'
SCALE: 1" = 100'

LEGEND

	PRELIMINARY PLAT BOUNDARY
	PROPOSED LOT LINE
840	EXISTING MAJOR CONTOUR
839	EXISTING MINOR CONTOUR
	OLD PARCEL LINE
OHE	OVERHEAD ELECTRIC LINE
OS	OPEN SPACE
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WWE	WASTEWATER EASEMENT
WLE	WATERLINE EASEMENT
BSL	BUILDING SETBACK LINE
	SECTION BOUNDARY
	MUNICIPAL UTILITY DISTRICT LINE

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED

VIEW A · VIEW B · VIEW C · VIEW D · VIEW E · VIEW F · VIEW G · VIEW H · VIEW I · VIEW J · VIEW K · VIEW L

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05/16/2025

PRELIMINARY PLAT VIEW H

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
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CHECKED BY: CC
APPROVED BY: SN
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MATCHLINE - VIEW G

MATCHLINE - VIEW I

MATCHLINE - VIEW H

MATCHLINE - VIEW K

PROPOSED 20' WASTEWATER EASEMENT

100YR FULLY DEVELOPED FLOODPLAIN

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

SECTION 13

SECTION 14B

LOT 43 DE/OS 3,297,260 SF BLOCK D

LOT 2 WQ/OS 26,824 SF BLOCK D

LOT 34 WQ/OS 17,138 SF BLOCK D

LOT 44 MULTI-FAMILY 404,818 SF BLOCK D

LOT 35 WQ/OS 1,818 SF BLOCK D

LOT 42 WQ/OS 9,092 SF BLOCK D

LOT 43 DE/OS 3,297,260 SF BLOCK D

417.0 ACRES
REMAINDER OF
(TRACT 1 ~ 1,143,511 ACRES)
SPECIAL WARRANTY DEED
HM PARKSIDE, LP
DOC. NO. 2018114043,
O.P.R.W.C.TX.

50' WATER LINE EASEMENT W.C.C.F. NO. 2004029224

GLOWING SUNSET STREET (50' ROW)

BILLOWING OAK WAY (50' ROW)

GENTLE BREEZE PASS (50' ROW)

FLOWING RAIN ROAD (50' ROW)

BLOCK D

BLOCK A

BLOCK C

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- FEMA AE — FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- FEMA A — FEMA A — 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR — 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED

VIEW A · VIEW B · VIEW C · VIEW D · VIEW E · VIEW F · VIEW G · VIEW H · VIEW I · VIEW J · VIEW K · VIEW L

0 100' 200'
SCALE: 1" = 100'

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LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW I

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

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APPROVED BY: SN
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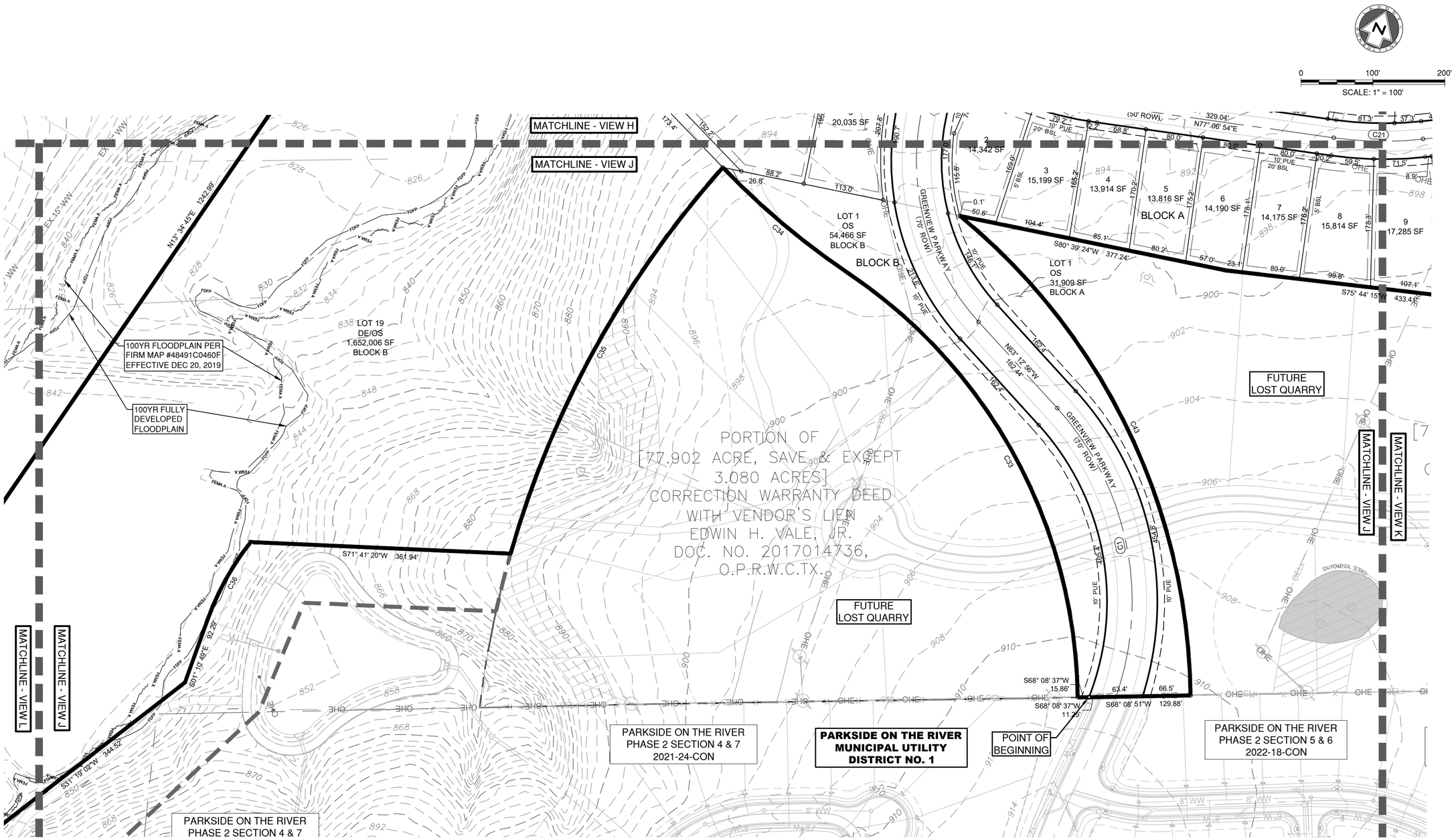

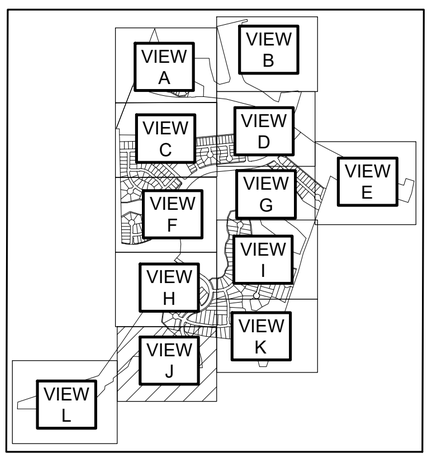

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- FEMA AE / FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- FEMA A / FEMA A — 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR / 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP / FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 — EXISTING MAJOR CONTOUR
- 839 — EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
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- PUE — PUBLIC UTILITY EASEMENT
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- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

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PRELIMINARY PLAT VIEW J

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

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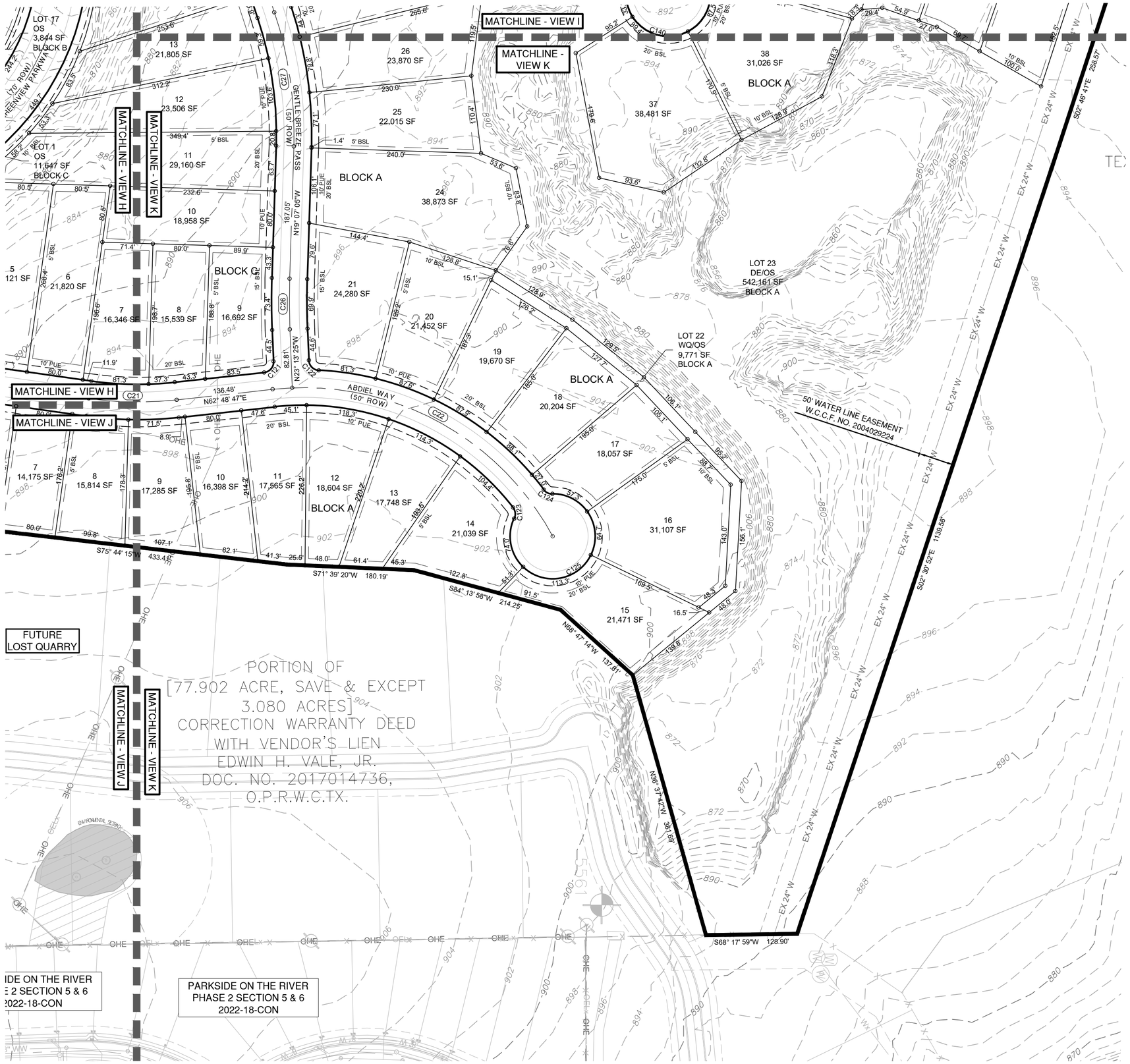

0 100' 200'

SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
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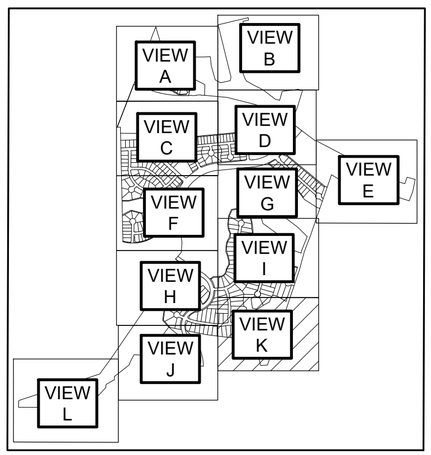
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED

NOTE:

SINGLE-FAMILY LOTS AROUND BLOCK A, LOT 23 WILL REQUIRE GRADING, ON A CASE-BY-CASE BASIS, IN ORDER TO DEVELOP THESE LOTS AROUND THE OPEN SPACE/DRAINAGE EASEMENT LOT DUE TO EXISTING TOPOGRAPHY.



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PRELIMINARY PLAT VIEW K

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
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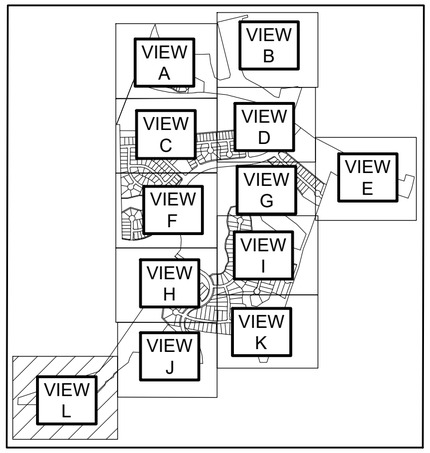
FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP



LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
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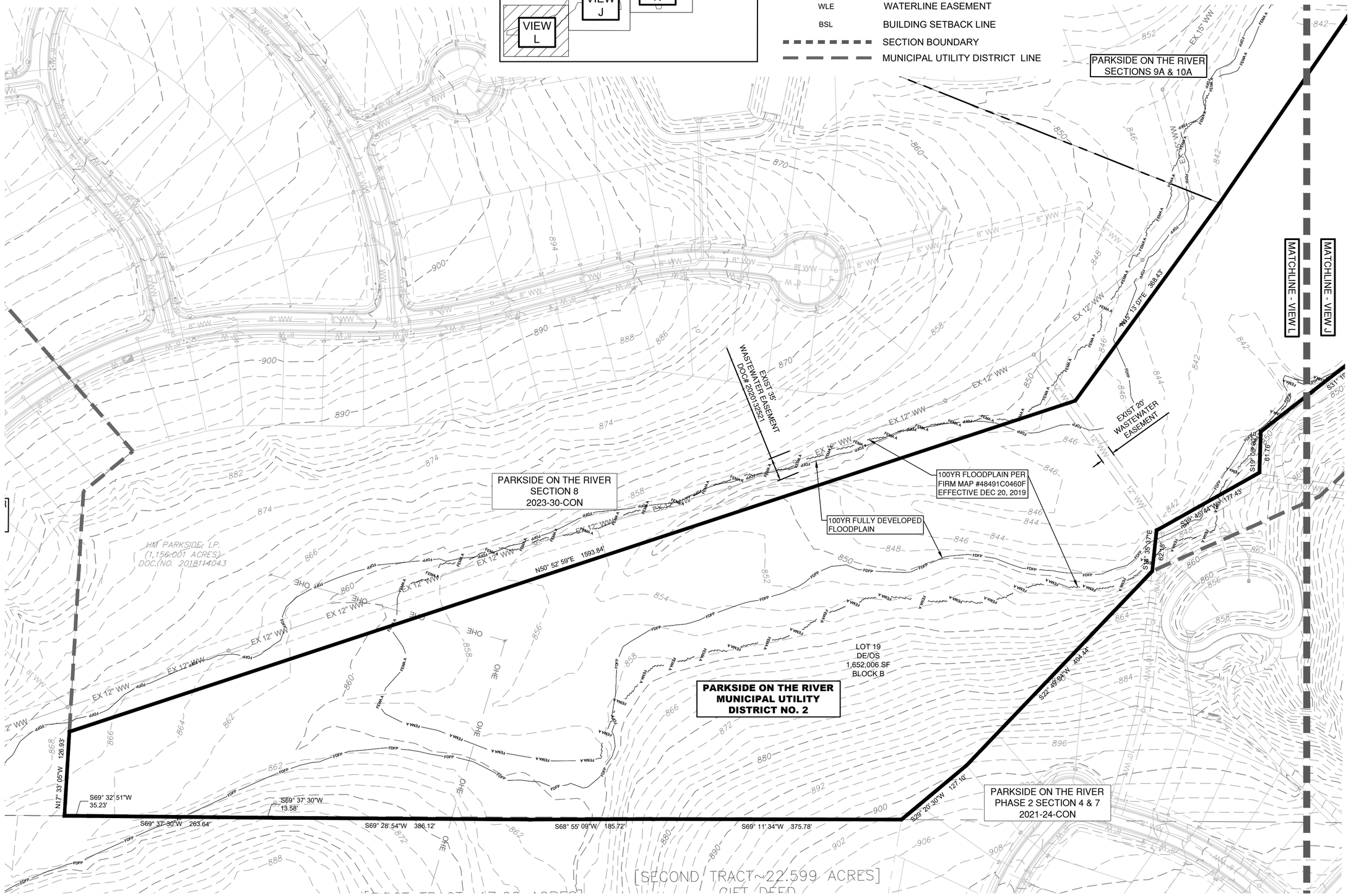
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

0 100' 200'

SCALE: 1" = 100'

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED



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LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT VIEW L

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
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Approved by COG on 6/30/2025

TREE SCHEDULE					
Key	Tree #	Size (IN)	Half CRZ (FT)	Specie	Removed
H	2701	26	13	PECAN	X
H	2703	42	21	CEDAR ELM	X
H	2705	45	22.5	PECAN	
H	2716	35	17.5	LIVE OAK	
H	2719	27	13.5	CEDAR ELM	
H	2723	28	14	CEDAR ELM	X
H	2726	26	13	LIVE OAK	
H	2728	30	15	CEDAR ELM 27.5 5 MT	
H	2729	29	14.5	LIVE OAK	
H	2732	31	15.5	LIVE OAK	
H	2735	57	28.5	LIVE OAK 34 25 20.5 MT	
H	2737	32	16	LIVE OAK	
H	2738	29	14.5	LIVE OAK	
H	2739	33	16.5	LIVE OAK	
H	2743	37	18.5	LIVE OAK	
H	2744	41	20.5	LIVE OAK	
H	2746	53	26.5	POST OAK	
H	2751	29	14.5	AMERICAN ELM	X
H	2752	31	15.5	PECAN	X
H	2754	28	14	PECAN	
H	2756	26	13	LIVE OAK	
H	2758	29	14.5	LIVE OAK	
H	2759	28	14	LIVE OAK	
H	2760	49	24.5	LIVE OAK	X
H	2762	30	15	LIVE OAK	
H	2764	30	15	LIVE OAK	
H	2772	34	17	LIVE OAK	
H	2774	38	19	LIVE OAK	
H	2776	42	21	PECAN 38 7 MT	
H	2777	30	15	PECAN	
H	2778	26	13	PECAN	
H	2779	32	16	PECAN	
H	2780	35	17.5	PECAN	
H	2786	26	13	AMERICAN ELM	
H	6609	58	29	PECAN 31 27.5 25.5 MS	
H	6625	37	18.5	LIVE OAK 26 22 MS	X
H	6626	36	18	LIVE OAK	
	6714	23	11.5	CEDAR ELM 12 11 11 MS	X
	6715	27	13.5	CEDAR ELM 23 8 MT	X
	6716	21	10.5	CEDAR ELM 17 7 MS	X
	6717	23	11.5	LIVE OAK 20 6.5 MT	X
	6718	24	12	LIVE OAK 16 15.5 MS	X
	6719	20	10	CEDAR ELM 16 8.5 MS	X
H	6720	29	14.5	CEDAR ELM	X
H	6721	30	15	CEDAR ELM	X
	6722	25	12.5	CEDAR ELM	X
H	6745	31	15.5	LIVE OAK	X
H	6776	29	14.5	LIVE OAK	
H	6810	50	25	LIVE OAK 34 31.5 MT	
H	6812	27	13.5	LIVE OAK	
H	6818	51	25.5	PECAN 30 22 20 MS	
H	6824	39	19.5	LIVE OAK 30 17 MT	
	8601	18	9	CEDAR ELM	X
	8602	14	7	PECAN	X
	8603	29	14.5	CEDAR ELM MT 16 14.5 12	X
	8604	25	12.5	CEDAR ELM MS 17.5 15.5	X
	8605	38	19	PECAN MT 16 15.5 15 13.5	X
	8606	18	9	CEDAR ELM	X
	8607	13	6.5	CEDAR ELM	X
	8608	18	9	LIVE OAK MS 13 9.5	X
	8609	34	17	LIVE OAK MS 22.5 22	X
	8610	15	7.5	CEDAR ELM	X
	8611	15	7.5	CEDAR ELM	X
	8612	15	7.5	CEDAR ELM	X
	8613	13	6.5	CEDAR ELM	X
	8614	22	11	CEDAR ELM	X
	8615	22	11	CEDAR ELM	X
	8616	20	10	CEDAR ELM	X
	8617	14	7	CEDAR ELM	X
	8618	20	10	CEDAR ELM MS 16.5 6	X
	8619	25	12.5	CEDAR ELM MS 14.5 11.5 8	X
	8620	13	6.5	CEDAR ELM	X
	8621	14	7	CEDAR ELM	X
	8622	12	6	CEDAR ELM MT 8.5 7	X
	8623	17	8.5	POST OAK	X
	8624	19	9.5	LIVE OAK	X
	8625	13	6.5	LIVE OAK	X
	8626	16	8	LIVE OAK	X
	8627	14	7	LIVE OAK	X
	8628	14	7	LIVE OAK	X
	8629	17	8.5	LIVE OAK	X
	8630	13	6.5	LIVE OAK	X
	8631	14	7	PECAN MT 11 5	X
	8632	13	6.5	CEDAR ELM	X
	8633	12	6	CEDAR ELM	X
	8634	15	7.5	CEDAR ELM	X
	8635	19	9.5	CEDAR ELM	X
	8636	19	9.5	CEDAR ELM MS 14.5 8.5	X
	8637	15	7.5	CEDAR ELM	X
	8638	14	7	CEDAR ELM	X
	8639	15	7.5	CEDAR ELM MS 11.5 6	X
	8640	14	7	CEDAR ELM	X
	8641	14	7	LIVE OAK	X
	8642	19	9.5	CEDAR ELM	X
	8643	14	7	CEDAR ELM	X
	8644	15	7.5	POST OAK	X
	8645	13	6.5	CEDAR ELM	X
	8646	13	6.5	CEDAR ELM	X
	8647	22	11	CEDAR ELM	X
	8648	26	13	CEDAR ELM MT 16 8 6 6	X
	8649	14	7	CEDAR ELM	X
	8650	15	7.5	CEDAR ELM	X
	8651	16	8	CEDAR ELM	X
	8652	16	8	CEDAR ELM MT 12 8.5	X
	8653	12	6	SHIN OAK	X
	8654	15	7.5	SPANISH OAK	X
	8655	20	10	SPANISH OAK	X
	8656	13	6.5	CEDAR ELM MT 8.5 8	X
	8657	17	8.5	CEDAR ELM	X
	8658	14	7	SHIN OAK	X
	8659	19	9.5	CEDAR ELM MT 13 11.5	X

TREE SCHEDULE					
Key	Tree #	Size (IN)	Half CRZ (FT)	Specie	Removed
	8660	13	6.5	CEDAR ELM MT 8.5 8	X
	8661	17	8.5	CEDAR ELM	X
	8662	18	9	CEDAR	X
	8663	16	8	CEDAR ELM	X
	8664	14	7	CEDAR ELM	X
	8665	17	8.5	CEDAR ELM MS 13.5 6	X
	8666	15	7.5	CEDAR ELM MT 10.5 8	X
	8667	13	6.5	CEDAR ELM	X
	8668	18	9	CEDAR ELM	X
	8669	17	8.5	CEDAR ELM	X
	8670	12	6	CEDAR ELM	X
	8671	13	6.5	CEDAR ELM	X
	8672	16	8	CEDAR ELM MS 12 7	X
	8673	15	7.5	CEDAR ELM	X
	8674	15	7.5	LIVE OAK	X
	8675	13	6.5	LIVE OAK	X
	8676	17	8.5	CEDAR ELM MS 12.5 9.5 LAYING DOWN	X
	8677	13	6.5	CEDAR ELM	X
	8678	16	8	CEDAR ELM	X
	8679	12	6	CEDAR ELM	X
	8680	16	8	CEDAR ELM MS 11 10	X
	8681	15	7.5	SPANISH OAK	X
	8682	12	6	CEDAR ELM	X
	8683	16	8	CEDAR ELM	X
	8684	13	6.5	CEDAR ELM	X
	8685	17	8.5	LIVE OAK	X
	8686	14	7	CEDAR ELM	X
	8687	16	8	CEDAR ELM MS 11.5 8.5	X
	8688	13	6.5	CEDAR ELM MS 9 8.5	X
	8689	14	7	CEDAR ELM	X
	8690	13	6.5	CEDAR ELM MT 9.5 7	X
	8691	15	7.5	CEDAR ELM	X
	8692	18	9	CEDAR ELM MS 13 10	X
	8693	14	7	SPANISH OAK	X
	8694	13	6.5	CEDAR ELM	X
	8695	13	6.5	CEDAR ELM	X
	8696	14	7	SHN OAK MT 7 7 6.5	X
	8697	12	6	CEDAR ELM	X
	8698	13	6.5	CEDAR ELM	X
	8699	14	7	CEDAR ELM MS 11 6	X
	8700	18	9	CEDAR ELM MT 14 7.5	X
	8701	13	6.5	CEDAR ELM MT 9 8	X
	8702	14	7	CEDAR ELM MT 7.5 7 6.5	X
	8703	15	7.5	CEDAR ELM MT 9.5 6 5.5	X
	8704	19	9.5	CEDAR ELM MS 14 9	X
	8705	13	6.5	SPANISH OAK	X
	8706	35	17.5	PECAN MT 19 16.5 15	X
	8707	13	6.5	PECAN	X
	8708	28	14	PECAN MT 16.5 13 9.5	X
	8709	14	7	LIVE OAK MS 9.5 8.5	X
	8710	19	9.5	CEDAR	X
	8711	24	12	PECAN MS 16 15	X
	8712	22	11	PECAN MT 15 14	X
	8713	21	10.5	PECAN MT 17 8.5	X
	8714	18	9	LIVE OAK MT 13 9	X
	8715	13	6.5	LIVE OAK	X
	8716	14	7	LIVE OAK	X
	8717	15	7.5	CEDAR ELM MS 11 7	X
	8718	14	7	CEDAR ELM	X
	8719	12	6	CEDAR ELM	X
	8720	17	8.5	CEDAR ELM	X
	8721	23	11.5	CEDAR ELM MS 12.5 10.5 7 3.5	X
	8722	18	9	LIVE OAK	X
	8723	15	7.5	CEDAR ELM	X
	8724	15	7.5	CEDAR ELM	X
	8725	14	7	CEDAR ELM	X
	8726	17	8.5	CEDAR ELM MS 13 7	X
	8727	12	6	CEDAR ELM MT 8.5 7	X
	8728	14	7	CEDAR ELM	X
	8729	14	7	CEDAR ELM MT 6 5 4 4 3	X
	8730	15	7.5	CEDAR ELM MS 11 7.5	X
	8731	16	8	CEDAR ELM MS 9.5 7 5	X
	8732	15	7.5	CEDAR ELM MS 12 5.5	X
	8733	25	12.5	CEDAR ELM MS 12.5 12.5 11.5	X
	8734	17	8.5	LIVE OAK MS 12 10.5	X
	8735	19	9.5	CEDAR ELM MT 11.5 11 4	X
	8736	13	6.5	CEDAR ELM MS 9.5 6	X
	8737	14	7	CEDAR ELM MS 9 3 3 3	X
	8738	15	7.5	CEDAR ELM	X
	8739	13	6.5	CEDAR ELM	X
	8740	14	7	CEDAR ELM	X
	8741	14	7	BLACK WALNUT	X
	8742	14	7	CEDAR ELM	X
	8743	15	7.5	CEDAR ELM	X
	8744	16	8	SPANISH OAK	X
	8745	13	6.5	CEDAR ELM	X
	8746	14	7	CEDAR ELM MS 10 8	X
	8747	17	8.5	CEDAR ELM MS 12 9.5	X
	8749	12	6	CEDAR ELM	X
	8750	15	7.5	CEDAR ELM	X
	8751	17	8.5	CEDAR ELM	X
	8752	13	6.5	CEDAR ELM MS 9.5 6.5	X
	8753	13	6.5	CEDAR ELM	X
	8754	13	6.5	CEDAR ELM	X
	8755	16	8	CEDAR ELM	X
	8756	12	6	CEDAR ELM	X
	8757	13	6.5	CEDAR ELM	X
	8758	21	10.5	CEDAR ELM	X
	8759	18	9	CEDAR ELM	X
	8760	14	7	CEDAR ELM MS 11 6.5	X
	8761	13	6.5	CEDAR ELM	X
	8762	19	9.5	CEDAR ELM	X
	8763	16	8	SPANISH OAK MT 11 10.5 DISTRESSED	X
	13435	17	8.5	CEDAR ELM	X
	13441	20	10	SPANISH OAK DISTRESSED	X
	13454	16	8	SPANISH OAK	X

	HERITAGE	PROTECTED (SECTION 14B)	TOTAL
TOTAL INCHES	1561	2825	4386
TOTAL INCHES TO BE REMOVED	332	2825	3157
TOTAL INCHES TO BE SAVED	1229	0	1229

GREENVIEW PARKWAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.05'	400.00'	61.601°	N32° 24' 55"W	409.64
C2	656.73'	333.00'	112.996°	N6° 43' 04"W	555.35
C3	737.70'	333.00'	126.929°	N13° 41' 03"W	595.84
C4	83.07'	650.00'	7.322°	N73° 29' 15"W	83.01

PARKSIDE PARKWAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	181.07'	801.25'	12.948°	N2° 00' 12"E	180.68
C6	1005.05'	844.75'	68.168°	N29° 36' 49"E	946.81
C7	609.54'	800.00'	43.655°	N41° 52' 12"E	594.91
C8	6.85'	1000.00'	0.393°	N19° 50' 46"E	6.85

GAMALIEL LOOP CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	419.84'	425.00'	56.600°	N42° 00' 51"E	402.97
C10	64.39'	50.00'	73.782°	N50° 36' 18"E	60.03

TREASURE HOUSE WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	22.26'	200.00'	6.378°	N71° 26' 08"W	22.25
C12	22.26'	200.00'	6.378°	N71° 26' 08"W	22.25
C13	488.86'	625.00'	44.815°	S89° 20' 45"W	476.49
C14	0.40'	300.00'	0.076°	S66° 58' 34"W	0.40

MORNING SUNRISE CIRCLE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	1031.75'	428.00'	138.119°	N89° 11' 13"W	799.46

ELIEL WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	84.15'	320.00'	15.066°	N63° 56' 32"W	83.90
C17	215.69'	310.00'	39.865°	S88° 35' 32"W	211.37

KADOSH WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C18	89.02'	220.00'	23.184°	N38° 26' 45"W	88.41

CHARIS DRIVE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	78.54'	50.00'	90.000°	N71° 18' 09"W	70.71

PROTECTED TREE DENSITY (TREES PER ACRE)	18.51
MIN. % OF PROTECTED TREES REQUIRED TO BE PRESERVED	20%
MIN. INCHES OF PROTECTED TREES REQUIRED TO BE PRESERVED	565
1:1 MITIGATION FOR 40% OF 80% PROTECTED TREES TO BE REMOVED*	904
1:5 MITIGATION FOR 40% OF 20% PROTECTED TREES TO BE REMOVED*	339
*PROTECTED TREE REMOVALS AND APPLICABLE MITIGATION TO BE DETERMINED WITH SITE PLAN.	

1. HR GREEN DEVELOPMENT TX, LLC PERFORMED A TREE SURVEY IN THE MONTHS OF OCTOBER 2023, AND MAY AND JUNE 2024, LOCATING QUALIFYING TREES 18-INCHES IN DIAMETER AND LARGER WITHIN THE RESIDENTIAL LOT BOUNDARIES OF THE PROPOSED PARKSIDE ON THE RIVER SECTION 11-15 & WON 5 PROJECT, AND A TREE SURVEY IN THE MONTH OF JANUARY 2025, LOCATING QUALIFYING TREES 12-INCHES IN DIAMETER AND LARGER WITHIN SECTION 14B.

ABDIEL WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	130.46'	500.00'	14.949°	N84° 35' 23"E	130.09
C21	124.81'	500.00'	14.302°	N69° 57' 50"E	124.49
C22	474.59'	400.00'	67.980°	S83° 11' 50"E	447.24

TERRI JO COVE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	175.22'	226.53'	44.318°	N66° 02' 14"W	170.89

GLOWING SUNSET STREET CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C24	587.67'	365.00'	92.249°	N22° 27' 53"E	526.22
C25	691.55'	2965.00'	13.363°	N16° 58' 41"W	689.98

GENTLE BREEZE PASS CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C26	71.66'	1000.00'	4.106°	N21° 10' 15"W	71.64
C27	192.49'	550.00'	20.053°	N29° 08' 40"W	191.51

BILLOWING OAK WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	421.88'	625.00'	38.675°	N89° 01' 11"E	413.92
C29	100.77'	300.00'	19.246°	S81° 15' 56"E	100.30

FLOWING RAIN ROAD CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C30	78.38'	300.00'	14.969°	S12° 50' 01"E	78.15

TRANQUIL SERENITY WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	38.06'	200.00'	10.903°	S63° 36' 49"E	38.00

TREE BEND DRIVE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C32	120.86'	900.00'	7.694°	N86° 05' 05"E	120.77

NO.	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
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LICENSED PROFESSIONAL ENGINEER
05/16/2025

TREE LIST & ROADWAY CURVE TABLES

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 21 OF 25

2024-15-PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PRPL.dwg, TREE LIST & ROADWAY CURVE TABLES, June 23, 2025, 2:34 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

BLOCK CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	696.01'	721.50'	55.272°	N49° 14' 58"W	669.34
C34	230.65'	1078.50'	12.253°	N70° 49' 58"W	230.21
C35	618.43'	1380.00'	25.676°	S7° 52' 44"W	613.27
C36	124.92'	385.27'	18.578°	S8° 06' 31"W	124.38
C37	87.54'	685.00'	7.322°	N73° 29' 15"W	87.48
C38	966.13'	733.75'	75.442°	N46° 11' 53"E	897.84
C39	49.46'	194.99'	14.532°	S84° 21' 25"E	49.32
C40	61.16'	232.50'	15.073°	N68° 03' 15"E	60.99
C41	39.21'	25.00'	89.873°	S74° 19' 42"E	35.32
C43	764.04'	878.50'	49.831°	S46° 34' 35"E	740.19
C44	24.39'	15.00'	93.155°	S45° 29' 11"W	21.79
C45	26.99'	15.00'	103.088°	S36° 23' 28"E	23.49
C46	21.03'	15.00'	80.317°	N51° 54' 21"E	19.35
C47	22.95'	15.00'	87.669°	N44° 06' 05"W	20.78
C48	15.12'	15.00'	57.769°	S59° 03' 05"E	14.49
C49	15.12'	15.00'	57.769°	S63° 10' 47"W	14.49
C50	309.49'	60.00'	295.538°	S2° 03' 51"W	64.00
C51	24.52'	15.00'	93.651°	N2° 57' 16"E	21.88
C52	26.77'	15.00'	102.255°	N85° 00' 05"E	23.36
C53	13.26'	15.00'	50.653°	S48° 02' 05"E	12.83
C54	17.56'	15.00'	67.078°	S76° 01' 09"W	16.58
C55	308.73'	60.00'	294.812°	N9° 53' 10"E	64.64
C56	23.26'	15.00'	88.831°	S24° 10' 25"W	21.00
C57	20.72'	15.00'	79.136°	S71° 50' 34"E	19.11
C58	154.04'	718.75'	12.279°	N78° 07' 21"E	153.74
C59	40.80'	25.00'	93.508°	N27° 04' 06"E	36.42
C60	41.27'	25.00'	94.587°	S66° 58' 32"E	36.74
C61	23.56'	15.00'	90.000°	S25° 18' 50"W	21.21
C62	23.56'	15.00'	90.000°	S64° 41' 10"E	21.21
C63	15.12'	15.00'	57.769°	S9° 11' 55"W	14.49
C64	15.12'	15.00'	57.769°	N48° 34' 14"W	14.49
C65	309.49'	60.00'	295.538°	N70° 18' 50"E	64.00
C66	783.01'	718.75'	62.418°	S33° 41' 28"W	744.86
C67	41.07'	25.00'	94.122°	N45° 26' 35"W	36.60
C68	40.13'	25.00'	91.967°	N41° 30' 46"E	35.96
C69	32.19'	25.00'	73.771°	S50° 35' 58"W	30.01
C70	19.14'	25.00'	43.861°	S70° 34' 25"E	18.67
C71	151.35'	50.00'	173.432°	S44° 38' 28"W	99.84
C72	24.34'	25.00'	55.789°	N14° 10' 49"W	23.39
C73	617.75'	590.00'	59.991°	N52° 48' 18"E	589.92
C74	602.93'	575.00'	60.078°	N52° 51' 16"E	575.68
C75	36.53'	25.00'	83.715°	N26° 23' 21"W	33.36
C76	38.67'	25.00'	88.631°	N67° 26' 17"E	34.93
C77	39.51'	102.81'	22.020°	N79° 15' 23"W	39.27
C78	39.51'	102.81'	22.020°	S79° 15' 23"E	39.27
C79	23.56'	15.00'	90.000°	S66° 45' 13"W	21.21
C80	23.56'	15.00'	90.000°	N23° 14' 47"W	21.21
C81	25.11'	15.00'	95.917°	N75° 37' 57"E	22.28
C82	25.11'	15.00'	95.917°	N8° 27' 01"W	22.28
C83	22.28'	15.00'	85.097°	S65° 38' 52"W	20.29

BLOCK CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C84	22.28'	15.00'	85.097°	N19° 26' 57"W	20.29
C85	15.12'	15.00'	57.769°	N51° 59' 01"E	14.49
C86	15.12'	15.00'	57.769°	S5° 47' 07"E	14.49
C87	309.49'	60.00'	295.538°	N66° 54' 03"W	64.00
C88	25.18'	15.00'	96.179°	S20° 34' 12"W	22.33
C89	23.88'	15.00'	91.213°	S65° 44' 02"E	21.44
C90	22.79'	15.00'	87.066°	S23° 24' 19"W	20.66
C91	24.33'	15.00'	92.934°	N66° 35' 41"W	21.75
C92	38.74'	25.00'	88.777°	S5° 38' 58"E	34.98
C93	37.13'	25.00'	85.103°	S87° 24' 38"W	33.81
C94	309.49'	60.00'	295.538°	N26° 18' 09"W	64.00
C95	15.12'	15.00'	57.769°	S87° 25' 04"E	14.49
C96	15.12'	15.00'	57.769°	S34° 48' 47"W	14.49
C97	23.42'	15.00'	89.449°	N71° 34' 41"W	21.11
C98	23.71'	15.00'	90.551°	S18° 25' 19"W	21.32
C99	23.56'	15.00'	90.000°	S71° 18' 09"E	21.21
C100	23.56'	15.00'	90.000°	N18° 41' 51"E	21.21
C101	15.12'	15.00'	57.769°	S2° 34' 56"W	14.49
C102	309.49'	60.00'	295.538°	N63° 41' 51"E	64.00
C103	15.12'	15.00'	57.769°	N55° 11' 13"W	14.49
C104	23.56'	15.00'	90.000°	S71° 18' 09"E	21.21
C105	23.56'	15.00'	90.000°	N18° 41' 51"E	21.21
C106	15.12'	15.00'	57.769°	S2° 34' 56"W	14.49
C108	15.12'	15.00'	57.769°	N55° 11' 13"W	14.49
C109	39.27'	25.00'	90.000°	N71° 18' 09"W	35.36
C110	19.16'	25.00'	43.904°	N41° 44' 45"E	18.69
C111	155.17'	50.00'	177.807°	S71° 18' 09"E	99.98
C112	19.16'	25.00'	43.904°	S4° 21' 02"E	18.69
C113	39.27'	25.00'	90.000°	N18° 41' 51"E	35.36
C114	39.27'	25.00'	89.999°	S71° 18' 07"E	35.36
C115	37.52'	25.00'	85.984°	N78° 50' 45"E	34.09
C116	46.36'	162.50'	16.346°	S66° 20' 07"E	46.20
C117	13.06'	137.50'	5.443°	S71° 47' 13"E	13.06
C118	37.52'	25.00'	85.984°	S15° 10' 11"E	34.09
C119	28.76'	162.50'	10.140°	S53° 05' 32"E	28.72
C120	50.50'	137.50'	21.043°	S58° 32' 38"E	50.22
C121	22.52'	15.00'	86.037°	N19° 47' 41"E	20.47
C122	22.20'	15.00'	84.784°	S65° 36' 57"E	20.23
C123	16.41'	15.00'	62.691°	N27° 27' 08"W	15.61
C124	14.02'	15.00'	53.536°	S84° 38' 54"E	13.51
C125	309.25'	60.00'	295.309°	S36° 14' 18"W	64.20
C126	201.26'	125.00'	92.249°	N22° 27' 53"E	180.21
C127	225.41'	140.00'	92.249°	N22° 27' 53"E	201.84
C128	22.02'	15.00'	84.123°	N81° 13' 56"W	20.10
C129	22.13'	15.00'	84.541°	S3° 05' 58"W	20.18
C130	415.66'	590.00'	40.366°	N2° 17' 37"E	407.12
C131	22.08'	15.00'	84.332°	N27° 30' 58"E	20.14
C132	22.69'	15.00'	86.658°	S66° 59' 20"E	20.59
C133	14.97'	15.00'	57.162°	N40° 05' 42"W	14.35
C134	15.29'	15.00'	58.388°	S17° 39' 49"W	14.63

BLOCK CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C135	309.48'	60.00'	295.534°	N79° 05' 27"E	64.00
C136	23.56'	15.00'	90.000°	S65° 19' 04"E	21.21
C137	24.20'	15.00'	92.449°	N25° 54' 24"E	21.66
C138	15.12'	15.00'	57.769°	S23° 32' 07"W	14.49
C139	15.12'	15.00'	57.769°	N34° 14' 02"W	14.49
C140	309.49'	60.00'	295.538°	N84° 39' 03"E	64.00
C141	34.83'	25.00'	79.836°	S31° 43' 29"E	32.08
C142	173.76'	60.00'	165.930°	S74° 46' 19"E	119.10
C143	31.82'	25.00'	72.921°	N58° 43' 25"E	29.71
C144	298.14'	325.00'	52.560°	N5° 57' 43"E	287.79
C145	252.27'	275.00'	52.560°	N5° 57' 43"E	243.52
C146	92.27'	275.00'	19.225°	N22° 37' 47"E	91.84
C147	109.05'	325.00'	19.225°	S22° 37' 47"W	108.54
C148	15.12'	15.00'	57.769°	S40° 10' 51"E	14.49
C149	120.99'	60.00'	115.538°	S69° 03' 55"E	101.51
C150	15.12'	15.00'	57.769°	N82° 03' 00"E	14.49
C151	15.12'	15.00'	57.769°	N82° 03' 00"E	14.49
C152	120.99'	60.00'	115.538°	S69° 03' 55"E	101.51
C153	15.12'	15.00'	57.769°	S40° 10' 51"E	14.49
C154	23.56'	15.00'	90.000°	N44° 55' 55"E	21.21
C155	23.56'	15.00'	90.000°	S45° 04' 05"E	21.21
C156	15.12'	15.00'	57.769°	N28° 57' 09"W	14.49
C157	15.12'	15.00'	57.769°	S28° 48' 59"W	14.49
C158	309.49'	60.00'	295.538°	N89° 55' 55"E	64.00
C159	30.44'	15.00'	116.265°	N28° 03' 53"E	25.48
C160	237.00'	60.00'	226.316°	N83° 05' 26"E	110.33
C161	29.85'	15.00'	114.011°	S40° 45' 25"E	25.16
C162	15.12'	15.00'	57.769°	N53° 21' 11"E	14.49
C163	15.12'	15.00'	57.769°	N68° 52' 41"W	14.49
C164	309.49'	60.00'	295.538°	S7° 45' 45"E	64.00
C165	141.68'	1055.00'	7.694°	N86° 05' 05"E	141.57
C166	143.69'	1070.00'	7.694°	S86° 05' 05"W	143.59
C167	844.27'	1912.50'	25.293°	N76° 44' 10"E	837.43
C168	89.83'	837.50'	6.146°	S67° 09' 44"W	89.79

NO.	REVISION	BY	DATE

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05/16/2025

BLOCK CURVE TABLES

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 22 OF 25

2024 -15 - PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PRPL.dwg, BLOCK CURVE TABLES, June 23, 2025, 2:34 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

BLOCK A - SECTION 13

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.7325	31,909	OS
2	0.3292	14,342	R
3	0.3489	15,199	R
4	0.3194	13,914	R
5	0.3172	13,816	R
6	0.3257	14,190	R
7	0.3254	14,175	R
8	0.3630	15,814	R
9	0.3968	17,285	R
10	0.3764	16,398	R
11	0.4032	17,565	R
12	0.4271	18,604	R
13	0.4074	17,748	R
14	0.4830	21,039	R
15	0.4929	21,471	R
16	0.7141	31,107	R
17	0.4145	18,057	R
18	0.4638	20,204	R
19	0.4516	19,670	R
20	0.4925	21,452	R
21	0.5574	24,280	R
22	0.2243	9,771	WQ/OS
23	12.4463	542,161	DE/OS
24	0.8924	38,873	R
25	0.5054	22,015	R
26	0.5480	23,870	R
27	0.5156	22,458	R
28	0.5009	21,818	R
29	0.5105	22,237	R
30	0.5140	22,389	R
31	0.5401	23,529	R
32	0.4359	18,987	R
33	0.3652	15,910	R
34	0.3697	16,105	R
35	0.3946	17,187	R
36	0.5989	26,090	R
37	0.8834	38,481	R
38	0.7123	31,026	R
39	0.4435	19,321	R
40	0.4585	19,972	R
41	0.3053	13,297	R
42	0.3304	14,391	R
43	0.4115	17,924	R
44	0.5199	22,645	R
45	0.7257	31,613	R
46	0.7224	31,466	R
47	0.6165	26,856	R

BLOCK B - SECTION 13

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	1.2504	54,466	OS
2	0.2431	10,590	WQ/OS
3	0.4599	20,035	R
4	0.6818	29,698	R
5	0.6934	30,206	R
6	0.9419	41,028	R
7	0.6483	28,241	R
8	0.4181	18,212	R
9	0.1294	5,636	OS
10	0.4148	18,070	R
11	0.4385	19,100	R
12	0.7393	32,203	R
13	1.0611	46,220	R
14	0.3711	16,164	R
15	0.3746	16,316	R
16	0.4487	19,546	R
17	0.0882	3,844	OS
18	2.5410	110,688	WQ/DE/OS
19	37.9248	1,652,006	DE/OS

BLOCK C - SECTION 13

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.2674	11,647	OS
2	0.4254	18,531	R
3	0.3692	16,084	R
4	0.4644	20,231	R
5	0.4849	21,121	R
6	0.5009	21,820	R
7	0.3753	16,346	R
8	0.3567	15,539	R
9	0.3832	16,692	R
10	0.4352	18,958	R
11	0.6694	29,160	R
12	0.5396	23,506	R
13	0.5006	21,805	R
14	0.5421	23,615	R

BLOCK D - SECTION 13

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.0654	2,848	OS
2	0.6158	26,824	WQ/OS
3	0.4860	21,172	R
4	0.3763	16,390	R
5	0.3877	16,887	R
6	0.3877	16,887	R
7	0.3877	16,887	R
8	0.3808	16,588	R
9	0.3214	14,000	R
10	0.2755	12,000	R
11	0.3034	13,215	R
12	0.3519	15,327	R
13	0.3814	16,615	R
14	0.3716	16,185	R
15	0.3175	13,832	R
16	0.2729	11,886	R
17	0.3116	13,573	R
18	0.3600	15,681	R
19	0.4562	19,872	R
20	0.9953	43,355	R
21	0.6797	29,608	R
22	0.3336	14,533	R
23	0.3710	16,162	R
24	0.4066	17,713	R
25	0.4022	17,521	R
26	0.3487	15,189	R
27	0.2972	12,946	R
28	0.2899	12,627	R
29	0.3046	13,267	R
30	0.4363	19,005	R
31	0.3634	15,829	R
32	0.5011	21,830	R
33	0.4225	18,405	R
34	0.3934	17,138	WQ/OS
35	0.0417	1,818	WQ/OS
36	0.4128	17,984	R
37	0.3642	15,865	R
38	0.3813	16,609	R
39	0.4407	19,197	R
40	0.4744	20,666	R
41	0.5802	25,275	R
42	0.2087	9,092	WQ/OS
43	75.6947	3,297,260	DE/OS

BLOCK D - SECTION 14B

LOT #	ACRES	SQUARE FEET	DESCRIPTION
44	9.2934	404,818	MULTI-FAMILY

BLOCK E - SECTION 14A

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.0529	2,306	OS
2	0.2490	10,847	R
3	0.2366	10,305	R
4	0.2163	9,422	R
5	0.2163	9,422	R
6	0.2626	11,441	R
7	0.2163	9,422	R
8	0.2163	9,422	R
9	0.2163	9,422	R
10	0.2170	9,453	R
11	0.2324	10,124	R
12	0.2536	11,048	R
13	0.2749	11,973	R
14	0.3116	13,574	WQ/OS
15	1.3456	58,616	WQ/DE/OS

BLOCK F - SECTION 11

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.3774	16,441	OS
2	0.2493	10,861	R
3	0.1680	7,319	R
4	0.1645	7,166	R
5	0.1629	7,098	R
6	0.1633	7,113	R
7	0.1655	7,211	R
8	0.1697	7,394	R
9	0.1758	7,660	R
10	0.1828	7,961	R
11	0.1686	7,346	R
12	0.1703	7,419	R
13	0.1680	7,319	R
14	0.2056	8,956	R

BLOCK G - SECTION 11

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.0506	2,203	OS
2	0.2648	11,534	R
3	0.2186	9,520	R
4	0.2220	9,672	R
5	0.2286	9,960	R
6	0.2294	9,993	R
7	0.2063	8,985	R
8	0.3216	14,008	R
9	0.2845	12,391	R
10	0.2708	11,795	R
11	0.4376	19,064	R
12	0.2938	12,798	R
13	0.2812	12,250	R
14	0.2659	11,582	R
15	0.2327	10,134	R
16	1.2892	56,156	WQ/DE/OS
17	0.1370	5,966	WQ/OS

BLOCK I - SECTION 12A

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.3028	13,191	R
2	0.2232	9,724	R
3	0.2041	8,890	R
4	0.2245	9,781	R
5	0.3101	13,509	R
6	0.3187	13,881	R
7	0.2927	12,751	R
8	0.2565	11,175	R
9	0.2603	11,339	R
10	0.2885	12,567	R
11	0.2905	12,656	R
12	0.3561	15,513	R

BLOCK H - SECTION 12A

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	5.9083	257,363	DE/OS
2	0.4302	18,739	WQ/OS
3	0.0500	2,176	OS
4	0.2047	8,919	R
5	0.1977	8,614	R
6	0.1965	8,560	R
7	0.2171	9,456	R
8	0.2145	9,343	R
9	0.2144	9,339	R
10	0.2144	9,339	R
11	0.2143	9,334	R
12	0.2157	9,398	R
13	0.2159	9,407	R
14	0.2316	10,088	R
15	0.3098	13,493	R
16	0.4147	18,064	R
17	0.4764	20,751	R
18	0.3498	15,238	R
19	0.4254	18,532	R
20	0.3895	16,968	R
21	0.2742	11,944	R
22	0.2365	10,300	R
23	0.2169	9,449	R
24	0.2080	9,062	R
25	0.2119	9,232	R
26	0.2161	9,415	R
27	0.2674	11,648	R

BLOCK J - SECTION 12A

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.2802	12,205	R
2	0.2137	9,307	R
3	0.2009	8,750	R
4	0.2084	9,077	R
5	0.2131	9,283	R
6	0.2468	10,752	R
7	0.2695	11,739	R
8	0.2798	12,190	R
9	0.3023	13,169	R
10	0.2612	11,379	R
11	0.2182	9,503	R
12	0.2132	9,285	R
13	0.2518	10,970	R
14	0.2685	11,694	R
15	0.2632	11,464	R
16	0.2543	11,077	R
17	0.2501	10,893	R
18	0.2304	10,036	R
19	0.2016	8,782	R
20	0.1961	8,540	R
21	0.1961	8,540	R
22	0.1961	8,540	R
23	0.1961	8,540	R
24	0.2258	9,834	R

BLOCK K - SECTION 12A

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	1.7754	77,338	WQ/DE/OS
2	0.2397	10,441	R
3	0.2330	10,150	R
4	0.2330	10,150	R
5	0.2671	11,636	R
6	5.3692	233,882	DE/OS
7	0.2778	12,100	R
8	0.2658	11,576	R
9	0.2511	10,939	R
10	0.2689	11,713	R
11	0.2484	10,822	R
12	0.2459	10,710	R
13	0.2476	10,785	R
14	0.2850	12,416	R

BLOCK L - SECTION 15D

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	49.3160	2,148,207	OS/PARKLAND

BLOCK L - SECTION 15C

LOT #	ACRES	SQUARE FEET	DESCRIPTION
2	3.0242	131,732	AMENITY/RIVER TRAIL PARKING

BLOCK L - SECTION 12B

LOT #	ACRES	SQUARE FEET	DESCRIPTION
3	1.3969	60,850	WQ/DE/OS
4	0.4681	20,389	WQ/OS
5	0.1808	7,875	R
6	0.1852	8,069	R
7	0.1997	8,700	R
8	0.1997	8,700	R
9	0.1997	8,700	R
10	0.1997	8,700	R
11	0.1997	8,700	R
12	0.1997	8,700	R
13	0.1997	8,700	R
14	0.1997	8,700	R
15	0.1997	8,700	R
16	0.1997	8,700	R
17	0.1997	8,700	R
18	0.1997	8,700	R
19	0.1997	8,700	R
20	0.1997	8,700	R
21	0.1997	8,700	R
22	0.1997	8,700	R
23	0.1997	8,700	R
24	0.1910	8,321	R
25	0.1922	8,373	R
26	0.3106	13,528	R
27	0.3210	13,983	R
28	0.2741	11,939	R
29	0.2917	12,707	R
30	0.2063	8,985	R
31	0.2624	11,431	R
32	0.2423	10,553	R
33	0.1898	8,267	R
34	0.1758	7,656	R
35	0.1820	7,927	R
36	0.0395	1,718	OS

BLOCK M - SECTION 12B

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.2966	12,921	OS
2	0.1651	7,193	R
3	0.1653	7,200	R
4	0.1894	8,250	R
5	0.1894	8,250	R
6	0.2337	10,178	R
7	0.2356	10,264	R
8	0.1894	8,250	R
9	0.1887	8,218	R
10	0.1745	7,600	R
11	0.1967	8,570	R
12	0.1967	8,570	R
13	0.1745	7,600	R
14	0.1976	8,608	R
15	0.1832	7,980	R
16	0.2572	11,202	R
17	0.2571	11,201	R
18	0.1983	8,636	R
19	0.3144	13,696	R
20	0.3423	14,911	R
21	0.3437	14,970	R
22	0.2682	11,685	R
23	0.1841	8,020	R
24	0.2398	10,447	R
25	0.2398	10,446	R
26	0.1687	7,350	R
27	0.2376	10,349	R
28	0.1928	8,400	R
29	0.2197	9,572	R

BLOCK N - SECTION 15D

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	25.6804	1,118,640	OS/PARKLAND

BLOCK N - SECTION 14A

LOT #	ACRES	SQUARE FEET	DESCRIPTION
2	0.0406	1,770	OS
3	0.0631	2,749	OS
4	0.3673	15,998	R
5	0.2739	11,930	R
6	0.2726	11,873	R
7	0.2395	10,433	R
8	0.2438	10,621	R
9	0.2482	10,810	R
10	0.2525	10,999	R
11	0.2568	11,188	R
12	0.2612	11,377	R
13	0.2655	11,566	R
14	0.2698	11,754	R
15	0.2742	11,943	R
16	0.3871	16,862	R
17	0.3165	13,788	WQ/OS
18	0.2431	10,587	OS

BLOCK O - WON5

LOT #	ACRES	SQUARE FEET	DESCRIPTION
1	0.2312	10,072	R
2	0.1963	8,552	R
3	0.3753	16,348	R
4	0.3009	13,106	R
5	0.2521	10,981	R
6	0.3484	15,174	R
7	0.1840	8,014	R
8	0.2152	9,374	R
9	0.2264	9,863	R
10	0.3187	13,884	R
11	0.3763	16,392	R
12	0.2435	10,605	R
13	0.3769	16,417	R
14	0.2419	10,539	R
15	0.1986	8,650	R
16	0.2097	9,134	R
17	0.3574	15,570	R
18	0.2482	10,812	R
19	0.3283	14,301	R
20	0.1574	6,858	R
21	0.1729	7,531	R
22	0.1574	6,857	R
23	0.1492	6,500	R
24	0.1492	6,500	R
25	0.1526	6,647	R
26	0.1563	6,810	R
27	0.1563	6,810	R
28	0.1497	6,520	R
29	0.1492	6,500	R
30	0.1492	6,500	R
31	0.1492	6,500	R
32	0.1492	6,500	R
33	0.1492	6,500	R
34	0.1495	6,513	R
35	0.1489	6,487	R
36	0.1548	6,745	R
37	0.3444	15,002	WQ/OS
38	2.0174	87,878	DE/OS
39	1.6725	72,856	WQ/DE/OS
40	36.3078	1,581,566	DE/OS

DESCRIPTION KEY
- R - RESIDENTIAL LOT
- OS - OPEN SPACE
- DE/OS - DRAINAGE EASEMENT / OPEN SPACE
- WQ/OS - WATER QUALITY / OPEN SPACE
- WQ/DE/OS - WATER QUALITY / DRAINAGE EASEMENT / OPEN SPACE

MINIMUM LOT SIZE

AREA OF SMALLEST RESIDENTIAL LOT:
BLOCK O, LOT 35, 0.149 ACRES

AREA OF LARGEST RESIDENTIAL LOT:
BLOCK B, LOT 13, 1.061 ACRES

NO.	REVISION	BY	DATE

811 Know what's below. Call before you dig.

HRGreen
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101
DEVELOPMENT TX

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

LOT AREAS

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 23 OF 25

2024-15-PP

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sht2402671 PRPL.dwg, LOT AREAS, June 23, 2025, 2:34 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

METES AND BOUNDS

DESCRIPTION OF 417.0 ACRES OF LAND IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, AND THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 1,143.511 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1, AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE, LP OF RECORD IN DOCUMENT NO. 2018114043, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3.080 ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HM PARKSIDE LP OF RECORD IN DOCUMENT NO. 2020031564, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 417.0 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN THE SOUTH LINE OF THE SAID 3.080 ACRE TRACT, AT THE TERMINUS OF THE WEST RIGHT-OF-WAY LINE OF GREENVIEW PARKWAY, A 70-FOOT RIGHT-OF-WAY, AS SHOWN ON THE PARKSIDE ON THE RIVER PHASE 2, SECTIONS 5 AND 6 FINAL PLAT OF RECORD IN DOCUMENT NO. 2023064594, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2023015638, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A POINT-ON-LINE IN A SOUTH LINE AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°08'37" W, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID GREENVIEW PARKWAY, WITH THE NORTH LINE OF SAID LOT 1, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, WITH THE SOUTH LINE OF THE SAID 3.080 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 15.87 FEET TO A CALCULATED POINT IN A FENCE POST FOUND AT THE SOUTHWEST CORNER OF THE SAID 3.080 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE WESTERN RESIDUAL PARCEL OF A CERTAIN CALLED 77.902 ACRE TRACT, SAVE AND EXCEPT 3.080 ACRES AS DESCRIBED IN THE CORRECTION WARRANTY DEED WITH VENDOR'S LIEN TO EDWIN H. VALE, JR. OF RECORD IN DOCUMENT NO. 2017014736, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE NORTH LINE OF SAID LOT 1, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, CROSSING THE SAID 77.902 ACRE TRACT, WITH THE WEST LINE OF THE SAID 3.080 ACRE TRACT, WITH AN INTERIOR WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 721.50 FEET, AN ARC DISTANCE OF 696.01 FEET, AND A CHORD WHICH BEARS N 49°14'56" W, A DISTANCE OF 669.34 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT A POINT OF REVERSE-CURVATURE, FROM WHICH A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "MATKIN HOOVER" FOUND BEARS S 53°16 E, A DISTANCE OF 0.15 FEET, AND

2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,078.50 FEET, AN ARC DISTANCE OF 230.65 FEET, AND A CHORD WHICH BEARS N 70°49'58" W, A DISTANCE OF 230.21 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE NORTHWEST CORNER OF THE SAID 77.902 ACRE TRACT, AND THE NORTHWEST CORNER OF THE SAID 3.080 ACRE TRACT, FOR A RE-ENTRANT CORNER IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF THE WESTERN RESIDUAL PARCEL OF THE SAID 77.902 ACRE TRACT, WITH AN INTERIOR EAST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH AN INTERIOR EAST LINE OF THE TRACT DESCRIBED HEREIN, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,380.00 FEET, AN ARC DISTANCE OF 618.43 FEET, AND A CHORD WHICH BEARS S 07°52'44" W, A DISTANCE OF 613.27 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE NORTHERLY NORTHEAST CORNER OF LOT 39, BLOCK L, SAID AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, FOR A SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE WESTERLY SOUTHWEST CORNER OF THE SAID 77.902 ACRE TRACT, SAME BEING A RE-ENTRANT CORNER OF THE SAID 1,143.511 ACRE TRACT AND OF SAID LOT 39, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, BEARS WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,380.00 FEET, AN ARC DISTANCE OF 218.96 FEET, AND A CHORD WHICH BEARS S 09°32'24" E, A DISTANCE OF 218.73 FEET;

THENCE LEAVING THE WEST LINE OF THE SAID 77.902 ACRE TRACT, CROSSING THE SAID 1,143.511 ACRE TRACT, WITH THE NORTH AND WEST LINES OF SAID LOT 39, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, AND WITH THE WEST LINES OF LOTS 46 THROUGH 49, BLOCK L, SAID AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. S 71°41'20" W, A DISTANCE OF 361.94 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE NORTHERLY NORTHWEST CORNER OF SAID LOT 39, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, FOR A RE-ENTRANT CORNER AND NON-TANGENT POINT-OF-CURVATURE IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN,

2. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 385.27 FEET, AN ARC DISTANCE OF 124.92 FEET, AND A CHORD WHICH BEARS S 08°06'31" W, A DISTANCE OF 124.38 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY,

3. S 01°10'49" E, A DISTANCE OF 92.29 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

4. S 31°19'02" W, A DISTANCE OF 344.52 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

5. S 19°08'30" E, A DISTANCE OF 61.76 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

6. S 39°45'44" W, A DISTANCE OF 177.43 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

7. S 14°35'37" E, A DISTANCE OF 62.18 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

8. S 22°49'04" W, A DISTANCE OF 404.44 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE COMMON WEST CORNER OF SAID LOT 47 AND SAID LOT 48, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, FOR AN ANGLE POINT IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN, AND

9. S 29°20'30" W, A DISTANCE OF 127.10 FEET TO A CALCULATED POINT IN A CEDAR FENCE CORNER AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 49, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, AT A RE-ENTRANT CORNER OF THE SAID 1,143.511 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN CALLED 22.599 ACRE TRACT DESIGNATED AS SECOND TRACT AND DESCRIBED IN THE GIFT DEED TO ELIZABETH ANN DUFNER OF RECORD IN DOCUMENT NO. 2014063597, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, FROM WHICH A COTTON-GIN SPINDLE FOUND BEARS S 17°20' E, A DISTANCE OF 0.21 FEET;

THENCE S 69°11'34" W, WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT AND THE NORTH LINE OF THE SAID 22.599 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 375.78 FEET TO A ½-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID 22.599 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN CALLED 17.60 ACRE TRACT DESIGNATED AS FIRST TRACT AND DESCRIBED IN THE SAID GIFT DEED TO ELIZABETH ANN DUFNER OF RECORD IN DOCUMENT NO. 2014063597, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT AND THE NORTH LINE OF THE SAID 17.60 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 68°55'09" W, A DISTANCE OF 185.72 FEET TO A 5/8-INCH IRON ROD FOUND AT AN ANGLE POINT,

2. S 69°28'54" W, A DISTANCE OF 386.12 FEET TO A ½-INCH IRON ROD FOUND AT AN ANGLE POINT, AND

3. S 69°37'30" W, A DISTANCE OF 13.58 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOUND AT THE NORTHWEST CORNER OF THE SAID 17.60 ACRE TRACT AND THE NORTHEAST CORNER OF A CERTAIN CALLED 76.00 ACRE TRACT DESIGNATED AS TRACT A-1 AND DESCRIBED IN THE PARTITION AND EXCHANGE DEED TO GORDON WINSTON FAUBION OF RECORD IN DOCUMENT NO. 2005101511, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A POINT-ON-LINE IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT AND THE NORTH LINE OF THE SAID 76.00 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 69°37'30" W, A DISTANCE OF 263.64 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOUND AT AN ANGLE POINT, AND

2. S 69°32'51" W, A DISTANCE OF 35.23 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE EASTLY SOUTHEAST CORNER OF LOT 1, BLOCK H, VACATION AND RESUBDIVISION OF PARKSIDE ON THE RIVER, PHASE 3, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2023040311, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 17°33'05" W, LEAVING THE NORTH LINE OF THE SAID 76.00 ACRE TRACT, CROSSING THE SAID 1,143.511 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 1, BLOCK H, VACATION AND RESUBDIVISION OF PARKSIDE ON THE RIVER, PHASE 3, SECTION 2, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 126.93 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE SOUTHERLY SOUTHWEST CORNER OF A CERTAIN CALLED 156.94 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2024015941, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE EAST LINE OF SAID LOT 1, BLOCK H, VACATION AND RESUBDIVISION OF PARKSIDE ON THE RIVER, PHASE 3, SECTION 2, CONTINUING ACROSS THE SAID 1,143.511 ACRE TRACT, WITH THE EAST AND NORTH LINES OF THE SAID 156.94 ACRE TRACT, WITH THE WEST LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. N 50°52'59" E, A DISTANCE OF 1,593.84 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

2. N 15°13'07" E, A DISTANCE OF 368.43 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

3. N 13°34'45" E, A DISTANCE OF 1,242.99 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

4. N 29°21'27" W, A DISTANCE OF 398.18 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

5. N 45°30'22" E, A DISTANCE OF 800.21 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NORTHEAST CORNER OF THE SAID 156.94 ACRE TRACT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN,

6. N 77°08'55" W, A DISTANCE OF 121.10 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,

7. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 685.00 FEET, AN ARC DISTANCE OF 87.54 FEET, AND A CHORD WHICH BEARS N 73°29'15" W, A DISTANCE OF 87.48 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT END OF CURVE,

8. N 20°10'25" E, A DISTANCE OF 165.51 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

9. N 18°00'58" W, A DISTANCE OF 187.61 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

10. N 29°29'49" W, A DISTANCE OF 234.74 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

11. N 83°45'48" W, A DISTANCE OF 142.26 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

12. N 81°31'22" W, A DISTANCE OF 135.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT POINT-OF-CURVATURE, AND

13. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 733.75 FEET, AN ARC DISTANCE OF 966.13 FEET, AND A CHORD WHICH BEARS S 46°11'53" W, A DISTANCE OF 897.84 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN A WEST LINE OF THE SAID 1,143.511 ACRE TRACT AND THE EAST LINE OF A CERTAIN CALLED 314.00 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO HM GPII, LP OF RECORD IN DOCUMENT NO. 2021027159, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHWEST CORNER OF THE SAID 156.94 ACRE TRACT, FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "CS, LTD" FOUND AT A RE-ENTRANT CORNER OF THE SAID 1,143.511 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 314.00 ACRE TRACT, SAME BEING A RE-ENTRANT CORNER OF THE SAID 156.94 ACRE TRACT BEARS S 22°06'22" E, A DISTANCE OF 72.87 FEET;

THENCE LEAVING A NORTHWEST CORNER OF THE SAID 156.94 ACRE TRACT, WITH A WEST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE EAST LINE OF THE SAID 314.00 ACRE TRACT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 22°06'02" W, A DISTANCE OF 1,524.24 FEET TO A ¾-INCH IRON PIPE FOUND AT AN ANGLE POINT, AND

2. N 22°18'18" W, AT A DISTANCE OF 439.38 FEET, PASSING A ½-INCH IRON ROD FOUND AT A POINT-ON-LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 624.71 FEET TO A CALCULATED POINT NEAR THE CENTER OF THE SOUTH SAN GABRIEL RIVER, FOR A RE-ENTRANT CORNER OF THE SAID 1,143.511 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 314.00 ACRE TRACT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°47'55" W, UPSTREAM, WITH THE APPROXIMATE CENTER OF THE SOUTH SAN GABRIEL RIVER, WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE NORTH LINE OF THE SAID 314.00 ACRE TRACT, WITH A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 57.92 FEET TO A CALCULATED POINT FOR A SOUTHWEST CORNER OF THE SAID 1,143.511 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CERTAIN CALLED 168.62 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ZAMIN, L.P. OF RECORD IN DOCUMENT NO. 2014103274, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE APPROXIMATE CENTER OF THE SOUTH SAN GABRIEL RIVER AND THE NORTH LINE OF THE SAID 314.00 ACRE TRACT, WITH A WEST LINE OF THE SAID 1,143.511 ACRE TRACT, AND WITH THE EAST LINE OF THE SAID 168.62 ACRE TRACT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. N 00°05'17" E, A DISTANCE OF 859.29 FEET TO A ½-INCH IRON ROD FOUND AT AN ANGLE POINT,

2. N 00°15'19" W, A DISTANCE OF 374.35 FEET TO A 60-D NAIL FOUND AT A FENCE POST, AT AN ANGLE POINT,

3. N 04°37'30" E, A DISTANCE OF 49.09 FEET TO A 60-D NAIL FOUND AT THE BASE OF A 36-INCH PECAN AT AN ANGLE POINT,

4. N 01°52'42" E, A DISTANCE OF 31.06 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "GBI PARTNERS" FOUND AT AN ANGLE POINT,

5. N 00°08'03" E, A DISTANCE OF 74.53 FEET TO A MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET AT AN ANGLE POINT,

6. N 02°26'04" W, A DISTANCE OF 79.10 FEET TO A BENT ½-INCH IRON ROD FOUND AT AN ANGLE POINT,

7. N 00°29'45" W, A DISTANCE OF 311.11 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET AT AN ANGLE POINT,

8. N 01°04'24" W, A DISTANCE OF 96.13 FEET TO A 60-D NAIL FOUND AT THE BASE OF A 23-INCH CEDAR, AT AN ANGLE POINT, AND

9. N 02°02'51" E, A DISTANCE OF 140.69 FEET TO A 60-D NAIL FOUND AT A 21-INCH ELM, AT A NORTHWEST CORNER OF THE SAID 1,143.511 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF LOT 45, BLOCK S, CRESCENT BLUFF SECTION 5, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2022092818, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERLY NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE EAST LINE OF THE SAID 168.62 ACRE TRACT, WITH THE NORTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE SOUTH, WEST, AND EAST LINES OF SAID CRECENT BLUFF SECTION 5, WITH THE NORTH, EAST, AND WEST LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S 36°26'53" E, A DISTANCE OF 146.12 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN THE SOUTHWEST LINE OF SAID LOT 45, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

2. S 40°05'36" E, A DISTANCE OF 159.74 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 44, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

3. S 65°40'19" E, A DISTANCE OF 83.14 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 44, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

4. N 88°53'23" E, A DISTANCE OF 623.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 36, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

5. N 69°04'45" E, A DISTANCE OF 153.48 FEET TO A COTTON-GIN SPINDLE FOUND AT AN ANGLE POINT IN THE SOUTHEAST LINE OF LOT 33, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

6. N 67°03'39" E, A DISTANCE OF 133.50 FEET TO A MAG-NAIL FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF LOT 32, BLOCK S, SAID CRESCENT BLUFF SECTION 5, AND THE NORTHWEST CORNER OF LOT 30, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,

7. S 27°22'39" E, A DISTANCE OF 172.91 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN THE WEST LINE OF LOT 28, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN,

8. S 36°36'40" E, A DISTANCE OF 272.58 FEET TO A MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF LOT 27, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN,

9. S 82°52'54" E, A DISTANCE OF 115.59 FEET TO A COTTON-GIN SPINDLE FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF LOT 12, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

10. N 56°07'39" E, A DISTANCE OF 186.38 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 12, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN,

11. N 07°47'57" W, A DISTANCE OF 67.60 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN A WEST LINE OF THE TRACT DESCRIBED HEREIN, AND

12. N 34°57'21" W, A DISTANCE OF 1,008.03 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE EAST LINE OF LOT 10, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK S, CRESCENT BLUFF SECTION 4A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 55°43'32" E, CONTINUING WITH THE NORTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 2, BLOCK 2, CRESCENT BLUFF SECTION 4A, AND WITH THE SOUTH LINE OF LOT 1, BLOCK S, CRESCENT BLUFF SECTION 4B, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2022037083, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WITH A NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 579.98 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT A NORTHEAST CORNER OF THE SAID 1,143.511 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK S, CRESCENT BLUFF SECTION 4B, IN THE WEST LINE OF LOT 17, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2020001025, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 32°41'56" E, WITH AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE WEST LINE OF SAID LOT 17, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 44.01 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN THE NORTH LINE OF LOT 16, BLOCK W, SAID WATER OAK NORTH, SECTION 4, PHASE 2, FOR A SOUTHEAST CORNER OF THE SAID 1,143.511 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN;

THENCE S 57°27'04" W, WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 16, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 102.52 FEET TO A ½-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 16, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, AT A RE-ENTRANT CORNER OF THE SAID 1,143 ACRE TRACT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUING WITH AN EAST AND NORTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE WEST LINE OF SAID WATER OAK NORTH, SECTION 4, PHASE 2, AND WITH THE WEST AND SOUTH LINES OF WATER OAK NORTH, SECTION 4, PHASE 1B, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2020000306, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WITH THE NORTH LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. S 14°16'57" E, AT A DISTANCE OF 211.39 FEET, PASSING A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT THE COMMON WEST CORNER OF LOT 13 AND LOT 12, BLOCK W, SAID WATER OAK NORTH, SECTION 4, PHASE 2, AND CONTINUING FOR A TOTAL DISTANCE OF 224.94 FEET TO A CALCULATED POINT IN A FENCE POST, FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, FOR AN ANGLE POINT OF THE TRACT DESCRIBED HEREIN,

2. S 65°02'11" E, AT A DISTANCE OF 43.78 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, AND LOT 12, BLOCK W, SAID WATER OAK NORTH, SECTION 4, PHASE 1B, AND CONTINUING FOR A TOTAL DISTANCE OF 102.90 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN,

3. S 29°44'33" E, A DISTANCE OF 154.23 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN,

4. S 31°47'34" E, A DISTANCE OF 249.91 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF LOT 3, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN,

5. S 04°13'55" W, A DISTANCE OF 202.68 FEET TO A CALCULATED POINT FOR AN ANGLE POINT IN THE WEST LINE OF LOT

Approved by COG on 6/30/2025

ENGINEER'S CERTIFICATION

I, CHRISTINE CAMPBELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE. THAT PORTIONS OF THIS SUBDIVISION ARE WITHIN THE ZONE A FLOOD AREA AND THE ZONE AE FLOOD AREA, AS DENOTED HEREIN, AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 48491C0460F, EFFECTIVE DATE DECEMBER 20, 2019, 48491C0480F, EFFECTIVE DATE DECEMBER 20, 2019, AND 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008. THAT PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-2071R AND THE APPROVED LOMR #21-06-0115P. THAT EACH LOT WITHIN THIS SUBDIVISION CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS AS MODIFIED BY THE DEVELOPMENT AGREEMENT ORDINANCE #2019-69 AND AMENDMENTS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/ OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 23rd DAY OF June, 2025.

CHRISTINE CAMPBELL, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 142536 STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

STATE OF TEXAS · CHRISTINE N. CAMPBELL · 142536 · LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

20 DAY OF JUNE, 2025.

ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

STATE OF TEXAS · REGISTERED · ERNESTO NAVARRETE · 6642 · PROFESSIONAL LAND SURVEYOR

PLAT NOTES:

1. CURRENT UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC.
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN OPEN CHANNEL AND FLOODPLAIN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0460F, EFFECTIVE DATE OF DECEMBER 20, 2019 AND 48491C0480F, EFFECTIVE DATE DECEMBER 20, 2019. PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-2071R AND THE APPROVED LOMR #21-06-0115P. NO PORTION OF THIS SUBDIVISION IS WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008.
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
5. ALL WATER QUALITY, SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE M.U.D., HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, DETENTION, AND WATER QUALITY FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP.
6. PARKLAND WILL BE DEDICATED PER THE DEVELOPMENT AGREEMENT AND IT IS NOT PROVIDED IN THIS PRELIMINARY PLAT. THE PARKLAND LOTS ARE SHOWN ON THIS PRELIMINARY PLAT FOR REFERENCE ONLY, TO DEMONSTRATE THAT THE REQUIRED 75 ACRES (AS STIPULATED IN THE DEVELOPMENT AGREEMENT, ORDINANCE #2019-69 AND ITS AMENDMENTS) HAVE BEEN RESERVED FOR THIS USE. THE PARKLAND AREA WILL BE DEDICATED TO THE CITY OF GEORGETOWN USING SEPARATE INSTRUMENT.
7. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
8. ALL INDIVIDUAL LOTS CONTAINING HERITAGE TREES ARE CONFIGURED AND DESIGNED SO THAT THE LOT IS DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREES CRZ.
9. WATER QUALITY WILL BE PROVIDED PER TCEQ STANDARDS.
10. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT, EXCEPT PARKSIDE PARKWAY, WHICH HAS A 10-FOOT PUBLIC UTILITY EASEMENT RESERVED ONLY ALONG ITS EAST RIGHT-OF-WAY LINE.
11. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
12. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT SHALL BE IN ACCORDANCE WITH THE PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT (ORD 2019-69 AND AMENDMENTS, DOCUMENT NO. 2019117041) EXHIBIT M-1. 45' WIDE LOTS = 65%, 50' AND 60' WIDE LOTS = 60%, AND 70'+ WIDE LOTS = 50%.
13. THE MAXIMUM IMPERVIOUS COVER FOR SINGLE FAMILY AND MULTIFAMILY LOTS SHALL BE PER EXHIBIT M-1 OF THE PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT (ORD 2019-69 AND AMENDMENTS) BASED ON LOT SIZE.
14. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
15. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNERS OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
16. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
17. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
18. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
19. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
20. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
21. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
22. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON APRIL 2025. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
23. STATE-OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE.
24. THE DEVELOPMENT SHOWN HEREON IS SUBJECT TO THE AGREEMENT WITH THE CITY OF GEORGETOWN, TEXAS RECORDED AS DOCUMENT NOS. 2019117041, 2020162167, 2021082512, 2024031828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT AND AMENDMENTS, ORDINANCE NOS. 2019-69, 2020-84, 2021-40, 2024-18, AND THE ASSOCIATED UNIFIED DEVELOPMENT CODE.) UNLESS OTHERWISE REQUIRED, AMENDMENT, REVISION, OR CANCELLATION OF THAT AGREEMENT SHALL NOT REQUIRE MODIFICATION OF THIS PLAT.
25. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
26. ALL SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EXCEPT THE 10' SIDEWALK ALONG PARKSIDE PARKWAY, WHICH WILL BE MAINTAINED BY THE M.U.D.
27. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
28. ALL LOTS WITH 5' SETBACKS SHALL REQUIRE 1,500 GPM FIRE FLOWS. REQUIRED FIRE FLOWS SHALL BE PROVIDED BY DEVELOPER THROUGH ELEVATED STORAGE, GROUND STORAGE AND PUMPS, OR OTHER APPROVED INFRASTRUCTURE.
29. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF THE SIDE LOT LINE.
30. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
31. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

NO.	REVISION	BY	DATE

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STATE OF TEXAS · CHRISTINE N. CAMPBELL · 142536 · LICENSED PROFESSIONAL ENGINEER
05/16/2025

PRELIMINARY PLAT NOTES

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 25 OF 25

2024-15-PP

Sheet Location: P:\blake.magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PP NOTE.dwg, PRELIMINARY PLAT NOTES SHEET 1, June 23, 2025, 2:34 PM, mmuhammad
Data Shortcut Folder Location:

Brooke T. Paup, *Chairwoman*
Catarina R. Gonzales, *Commissioner*
Tonya R. Miller, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 14, 2025

Mr. Blake Magee
HM Parkside Development Inc.
PO Box 5397
Austin, TX 78763-5397

Re: Approval of a Water Pollution Abatement Plan (WPAP) and Approval of an Organized Sewage Collection System (SCS) Plan
Parkside on The River Section 11 12A 15A; Located North of Parkside Parkway and White Daisy Lane, Georgetown (ETJ), Williamson County Texas
Edwards Aquifer Protection Program ID: 11004586 and 11004587 Regulated Entity No. RN112284351

Dear Mr. Magee:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the applications for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by HR Green Development TX, LLC on behalf of the applicant, HM Parkside Development Inc, on September 15, 2025. Final review of the application was completed after additional material was received on November 7, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213 and Chapter §217. The permanent best management practices (BMPs), engineering design report, technical specifications and final design plans were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are hereby **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The Parkside on the River Phase 3 Sections 9B and 10B WPAP, approved by letter dated November 8, 2024 (EAPP ID No. 11004121) included the construction of a batch detention basin (BDP-03) to provide water quality treatment.

PROJECT DESCRIPTION

WPAP DESCRIPTION

The proposed single-family residential project will have an area of approximately 55.16 acres. The project will include 99 residential units, drives, sidewalks, and associated appurtenances. The impervious cover will be 20.82 acres (37.7 percent).

SCS DESCRIPTION

The proposed sewage collection system will provide disposal service for a single-family residential development. The system includes gravity lines and other appurtenance necessary for conveying wastewater to a treatment plant. The proposed SCS includes the lines listed in the table below:

Pipe Diameter (inches)	Linear Feet	Pipe Material	Specifications
8	5,236	PVC SDR 26	ASTM D3034
8	160	PVC SDR 26	ASTM D2241
6	1,367	PVC SDR 26	ASTM D3034
Total Linear Feet	6,763		

TREATMENT FACILITY

The system will be connected to an existing City of Georgetown Wastewater Line for conveyance to the Dove Springs Wastewater Treatment Plant for treatment and disposal. **The proposed system shall be connected for conveyance prior to use of the development.** The project will conform to all applicable codes, ordinances, and requirements of the City of Georgetown.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two new batch detention basins (BDP-01 and BDP-02), three new jellyfish filters (two JFPD0806-10-2 and one JFPD0816-32-7), and five engineered vegetative filter strips (VSF-01through VSF-05) and one existing batch detention basin (BDP-03, EAPP ID No. 11004121), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 18,122 pounds of TSS generated from the 20.82 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPs shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial units of the site are the Edwards Limestone Formation (Ked), Comanche Peak Limestone (Kc) and Terrace Alluvium deposits (Qt). In the Parkside on the River Sections 11 12A 15A property, no sensitive geologic features were identified in the GA. The site assessment conducted on October 15, 2025, by TCEQ staff determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and technical specifications contained in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control, Water Quality) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

15. No part of the organized sewage collection system may be used as a sewage holding tank, as defined in 30 TAC §213.3 (excluding lift stations), over the Edwards Aquifer recharge zone.

16. A Texas licensed PE **must certify** in writing that the new sewage collection system (including force mains) has passed all required testing. The certification shall be submitted to the EAPP within 30 days of test completion and prior to the new sewage collection system being put into service.

17. A Texas licensed PE **must certify** subsequent testing required every five years of the existing sewage collection system after being put into use to determine types and locations of structural damage and defects such as offsets, open joints, or cracked or crushed lines that would allow exfiltration to occur. The test results must be retained by the plan holder for five years and made available to the executive director upon request.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Bob Castro, P.E., of the Edwards Aquifer Protection Program at 512-239-6992 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/rbc

cc: Ms. Christine Campbell, P.E., HR Green Development TX, LLC

0 20' 40'

SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA AE — 100YR ATLAS 14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA A — 100YR FEMA ZONE A FLOODPLAIN PER FIRM MAP# 48491C0460F
- 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — 100YR ATLAS 14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- 100YR FP / 100YR FP — 100YR ATLAS 14 FULLY DEVELOPED FLOODPLAIN
- OHWM — ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
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GENERAL NOTES:

1. CONTRACTOR TO UTILIZE A TEMPORARY CONSTRUCTION PUMP TO DISCHARGE WATER FROM THE POND AFTER A RAINFALL EVENT, DURING CONSTRUCTION. PUMP IS TO DISCHARGE UPSTREAM OF PROPOSED ROCK BERM LOCATED BEFORE THE CREEK BED. AT NO TIME SHALL THE PUMP BE DISCHARGED DIRECTLY INTO STORMSEWER SYSTEM BEFORE CROSSING A ROCK BERM.
2. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY. CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO ROADS A MINIMUM OF ONCE DAILY.
3. ALL DISTURBED AREAS TO BE REVEGETATED PRIOR TO ACCEPTANCE.
4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC ROADWAY.
6. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF GEORGETOWN RULES AND REGULATIONS. HOWEVER, MODIFICATIONS TO THE ENGINEERING DESIGN AND FUNCTIONS OF THE EROSION AND SEDIMENTATION CONTROLS SYSTEMS CONTAINED HERE IN IS STRICTLY FORBIDDEN WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PROJECT PROFESSIONAL ENGINEER (TAC22 §137.3 AND §137.37).
7. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER 1.4.5(A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
8. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY, IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS AND PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. ALLOW ADEQUATE VOLUME FOR TOPSOIL TO SUPPORT VEGETATION.
9. GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN ON THESE PLANS, SHALL BE LIMITED TO LESS THAN 12 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 6 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
10. GRADING WORK WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE DONE BY HAND OR WITH RUBBER TIRED EQUIPMENT.
11. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.

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2. THE SKIMMER IS TO BE USED DURING CONSTRUCTION AND SHALL BE REMOVED AFTER COMPLETING CONSTRUCTION OF THE BATCH DETENTION POND.

NO	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/17/2025

WATER QUALITY POND A

PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A CONSTRUCTION PLANS

GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

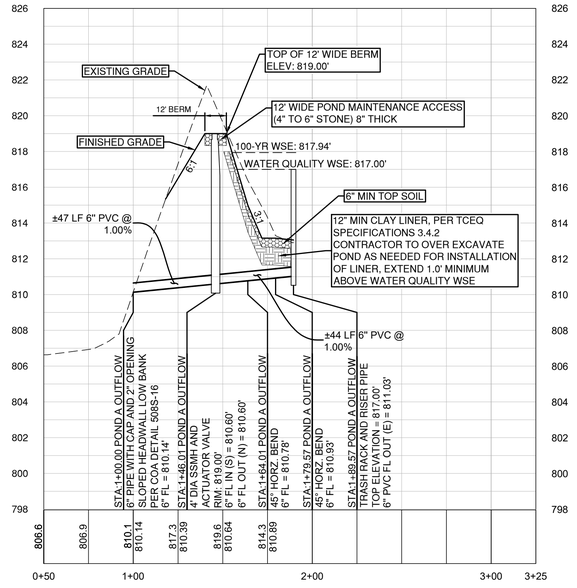
SHEET 80 OF 143

2025-22-CON

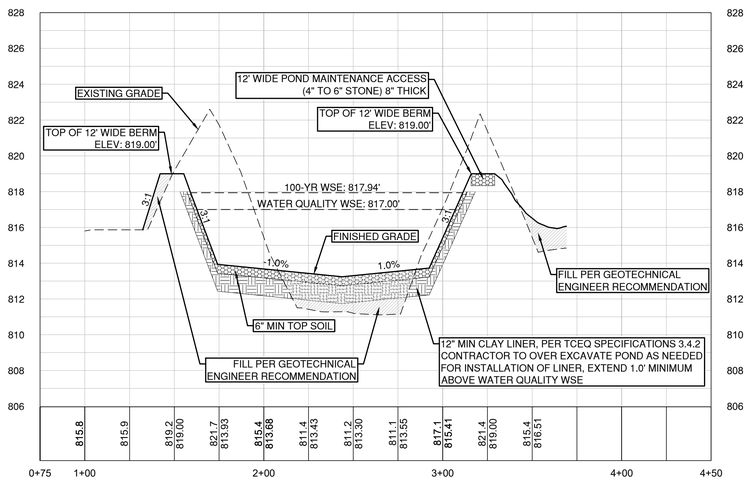
P:\Work Merged\Parkside Sections 11-15 & WQA S\Section 11, 12A & 15A\03_ACAD\Plans\240503\2 POND A.dwg, WATER QUALITY POND A, November 20, 2025, 9:50 AM, milan.mohammad

SECTION A-A

POND A OUTFLOW



SECTION B-B



VERT. SCALE: 1" = 4'
HORZ. SCALE: 1" = 40'

4' 2' 0 VERT. SCALE

EXISTING GRADE - CENTERLINE

FINISHED GRADE - CENTERLINE

EXISTING GROUND 1000.1 997.10 PROPOSED FLOWLINE

0 20' 40'

SCALE: 1" = 20'

Pond Volume

Elevation	Area		Volume		Cumulative Volume		Comments
	SF	ac	cf	ac*ft	cf	ac*ft	
813.00	0	0.00					
814.00	8,165	0.19	4,083	0.09	4,083	0.09	
815.00	9,947	0.23	9,056	0.21	13,139	0.30	
816.00	11,162	0.26	10,555	0.24	23,693	0.54	Water Quality Volume
817.00	12,433	0.29	11,798	0.27	35,491	0.81	
818.00	13,759	0.32	13,096	0.30	48,587	1.12	Routing
818.50	14,449	0.33	7,052	0.16	55,639	1.28	
819.00	15,140	0.35	7,397	0.17	63,036	1.45	Freeboard

OUTFLOW STRUCTURE	
Elevation	Flow
ft	cfs
817.00	0
817.50	18
818.00	52
818.50	96
819.00	147

$$Q = C_w L H^{1.5}$$

Q - *weir flow rate (cfs)*

C_w - *Weir Coefficient* BROAD: 2.60

L - *horizontal length of weir crest (ft)* BROAD: 20 FT

H - *head above weir crest elevation (ft)*

DRAWDOWN CALCUATIONS FOR A ROUND ORIFICE

PROJECT NAME: PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A

Pipe Diameter =	6.00	IN	W.Q.V. =	35,491	CF
Orifice Diameter =	2.00	IN	WQ Elev =	817.00	MSL
Outflow Orifice Elev =	810.14	MSL	Pond Bottom Elev =	813.00	MSL
Draining time	44.00	HR	Initial Head =	6.86	FT

TIME	HEAD	OUTFLOW	VOL.	dV	Total dV	H	dH	W.E.
HRS	FT	CFS	CF	CF	CF	FT	FT	MSL
0.00	6.86	0.28	35,491	990	990	0.11	6.75	817.00
1.00	6.75	0.27	34,501	982	1,973	0.11	6.64	816.89
2.00	6.64	0.27	33,518	974	2,947	0.11	6.53	816.78
3.00	6.53	0.27	32,544	966	3,913	0.11	6.42	816.67
4.00	6.42	0.27	31,578	958	4,871	0.11	6.31	816.56
5.00	6.31	0.26	30,620	950	5,821	0.11	6.20	816.45
6.00	6.20	0.26	29,670	942	6,763	0.11	6.10	816.34
7.00	6.10	0.26	28,728	934	7,697	0.11	5.99	816.24
8.00	5.99	0.26	27,794	926	8,623	0.10	5.89	816.13
9.00	5.89	0.25	26,868	918	9,541	0.10	5.78	816.03
10.00	5.78	0.25	25,950	910	10,450	0.10	5.68	815.92
11.00	5.68	0.25	25,041	901	11,352	0.10	5.58	815.82
12.00	5.58	0.25	24,139	893	12,245	0.10	5.48	815.72
13.00	5.48	0.25	23,246	885	13,130	0.10	5.38	815.62
14.00	5.38	0.24	22,361	877	14,007	0.10	5.28	815.52
15.00	5.28	0.24	21,484	869	14,876	0.10	5.18	815.42
16.00	5.18	0.24	20,615	861	15,737	0.10	5.09	815.32
17.00	5.09	0.24	19,754	853	16,590	0.10	4.99	815.23
18.00	4.99	0.23	18,901	845	17,435	0.10	4.89	815.13
19.00	4.89	0.23	18,056	837	18,272	0.09	4.80	815.03
20.00	4.80	0.23	17,219	829	19,100	0.09	4.71	814.94
21.00	4.71	0.23	16,391	820	19,921	0.09	4.61	814.85
22.00	4.61	0.23	15,570	812	20,733	0.09	4.52	814.75
23.00	4.52	0.22	14,758	804	21,538	0.09	4.43	814.66
24.00	4.43	0.22	13,953	796	22,334	0.09	4.34	814.57
25.00	4.34	0.22	13,157	788	23,122	0.09	4.25	814.48
26.00	4.25	0.22	12,369	780	23,902	0.09	4.17	814.39
27.00	4.17	0.21	11,589	772	24,674	0.09	4.08	814.31
28.00	4.08	0.21	10,817	764	25,437	0.09	3.99	814.22
29.00	3.99	0.21	10,054	756	26,193	0.09	3.91	814.13
30.00	3.91	0.21	9,298	748	26,941	0.08	3.82	814.05
31.00	3.82	0.21	8,550	739	27,680	0.08	3.74	813.96
32.00	3.74	0.20	7,811	731	28,412	0.08	3.66	813.88
33.00	3.66	0.20	7,079	723	29,135	0.08	3.58	813.80
34.00	3.58	0.20	6,356	715	29,850	0.08	3.50	813.72
35.00	3.50	0.20	5,641	707	30,557	0.08	3.42	813.64
36.00	3.42	0.19	4,934	699	31,256	0.08	3.34	813.56
37.00	3.34	0.19	4,235	691	31,947	0.08	3.26	813.48
38.00	3.26	0.19	3,544	683	32,630	0.08	3.18	813.40
39.00	3.18	0.19	2,861	675	33,304	0.08	3.11	813.32
40.00	3.11	0.19	2,187	667	33,971	0.08	3.03	813.25
41.00	3.03	0.18	1,520	658	34,629	0.07	2.96	813.17
42.00	2.96	0.18	862	650	35,279	0.07	2.88	813.10
43.00	2.88	0.18	212	642	35,491	0.07	2.86	813.02
44.00	2.86	0.00	0	0	35,491	0.00	2.86	813.00
45.00	2.86	0.00	0	0	35,491	0.00	2.86	813.00
46.00	2.86	0.00	0	0	35,491	0.00	2.86	813.00
47.00	2.86	0.00	0	0	35,491	0.00	2.86	813.00
48.00	2.86	0.00	0	0	35,491	0.00	2.86	813.00

NO. REVISION BY DATE

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LICENSED PROFESSIONAL ENGINEER
11/17/2025

POND A SECTIONS

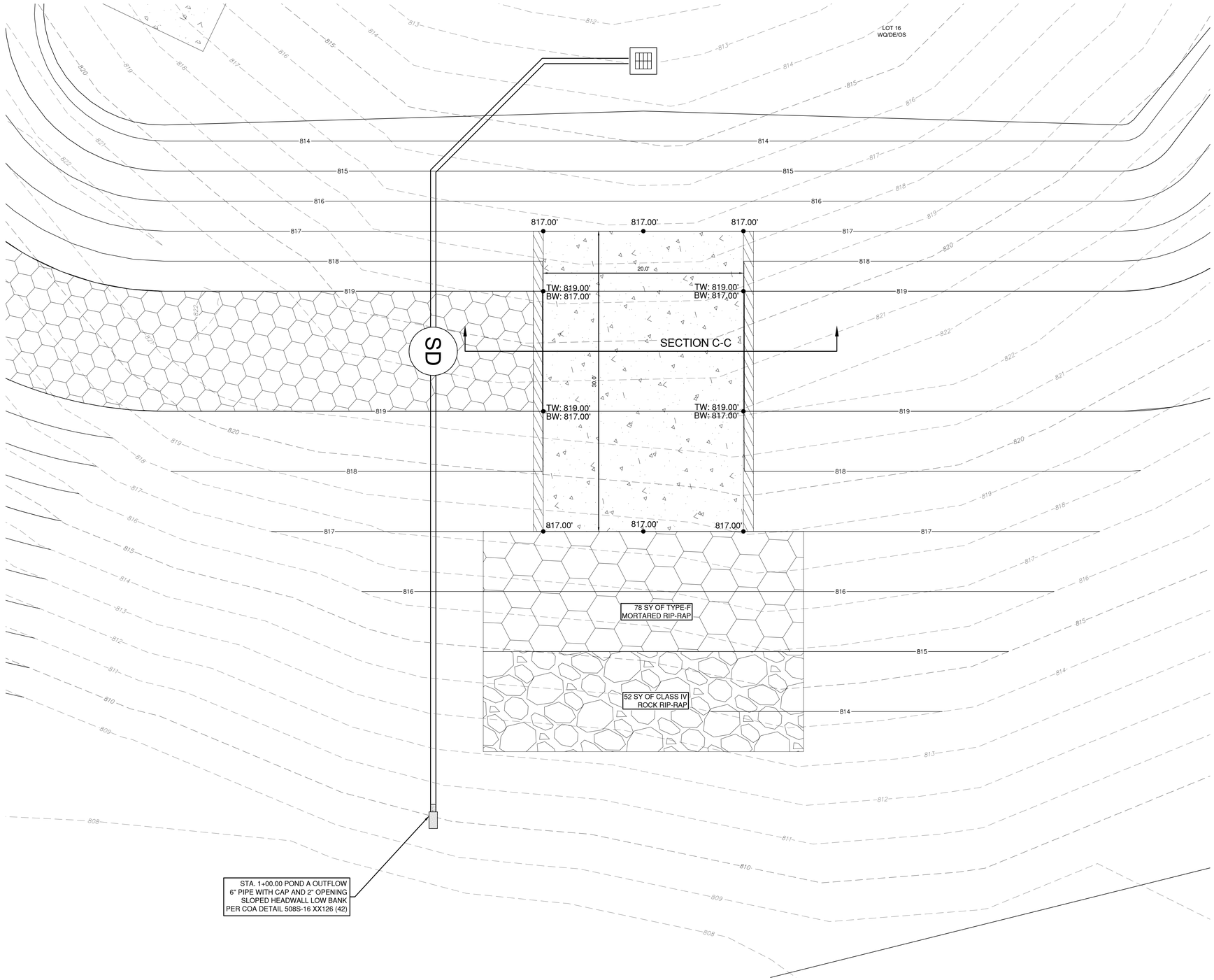
PARKSIDE ON THE RIVER
SECTIONS 11, 12A & 15A
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

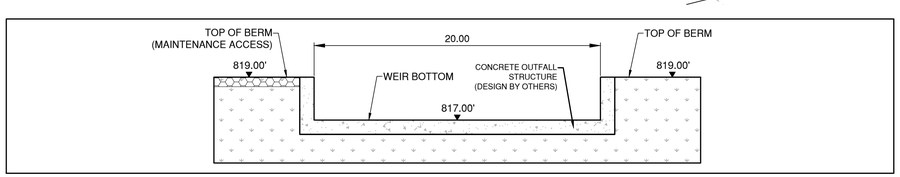
DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 81 OF 143

2025-22-CON

P:\Blake Magee\Parkside Sections 11-15 & WOA S\Section 11, 12A & 15A\03_ACAD\Planset\240523 POND A.dwg, POND A SECTIONS, November 20, 2025, 9:50 AM, malak muhammad





POND OUTFLOW STRUCTURE
SECTION C-C
SCALE 1:5

0 5' 10'
SCALE: 1" = 5'

NO.	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/07/2025

POND OUTLET A STRUCTURE DETAILS

PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A CONSTRUCTION PLANS

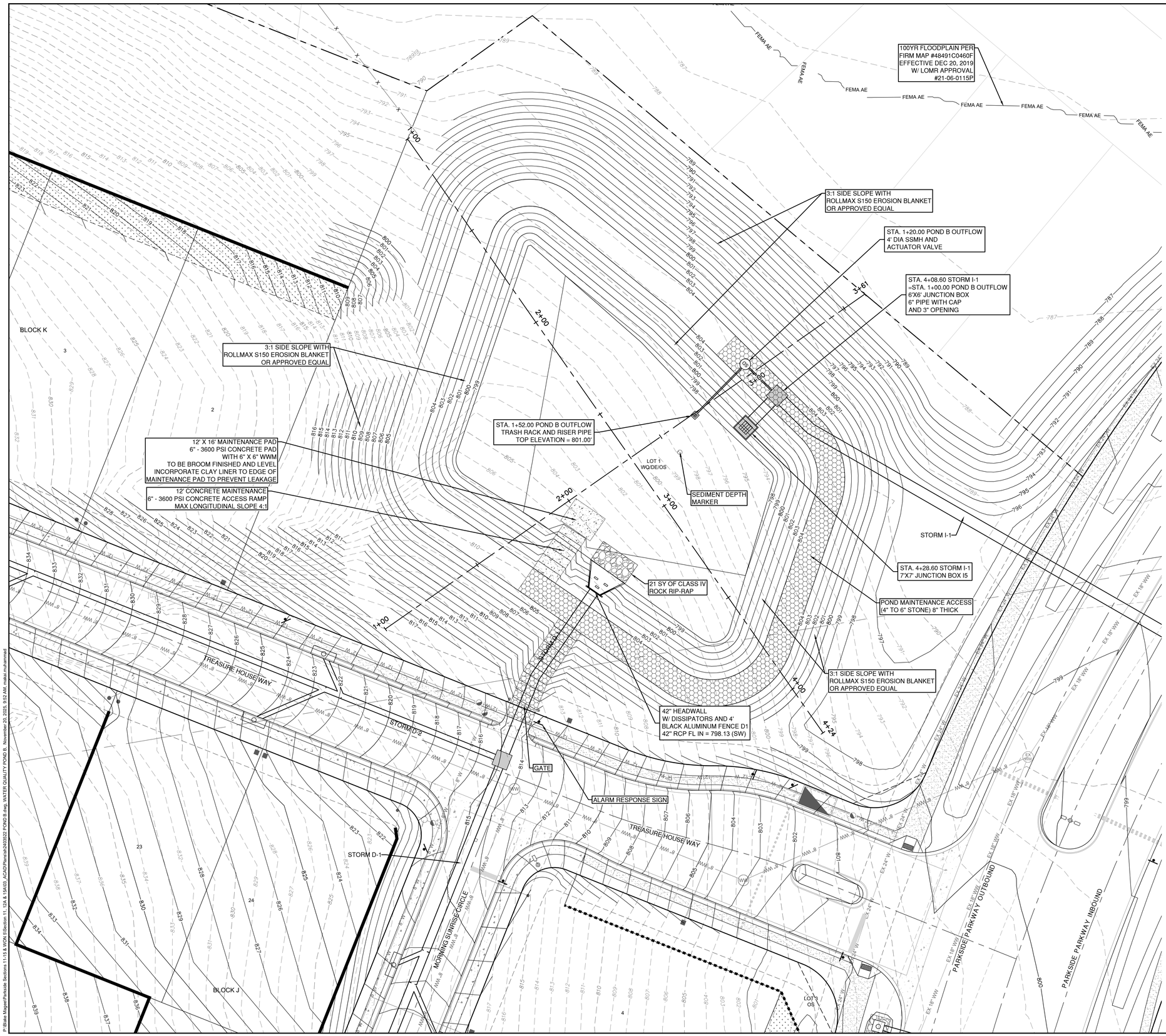
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 82 OF 143

2025-22-CON

P:\Blake Magee\Parkside Sections 11-15 & VCA 5\Section 11, 12A & 15A\03_ACAD\Planset\sht\260522 POND A.dwg, POND OUTLET A STRUCTURE DETAILS, November 20, 2025, 9:41 AM, maiki.muhammad



0 20' 40'

SCALE: 1" = 20'

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NO.	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER

11/07/2025

WATER QUALITY POND B

PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A CONSTRUCTION PLANS

GEORGETOWN, WILLIAMSON, TEXAS

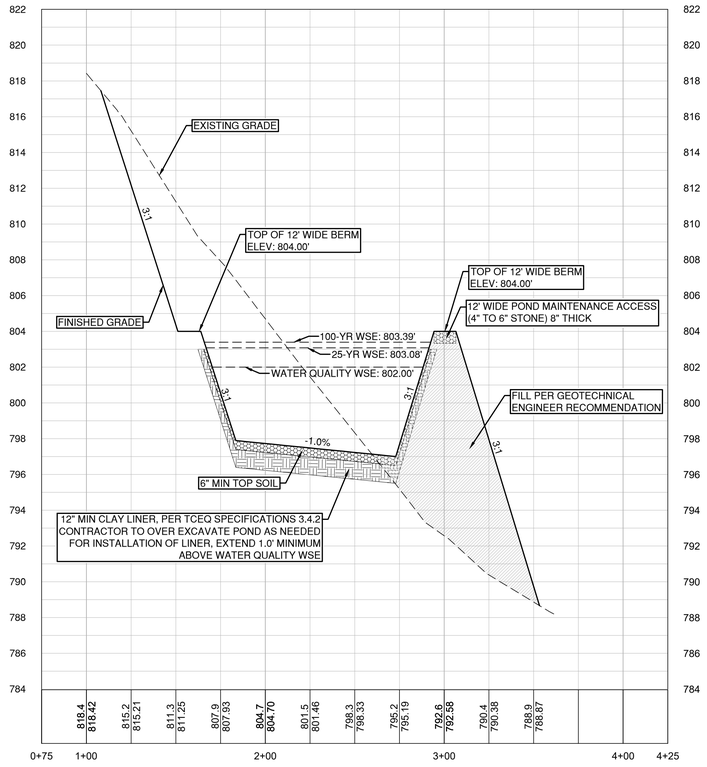
DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 83 OF 143

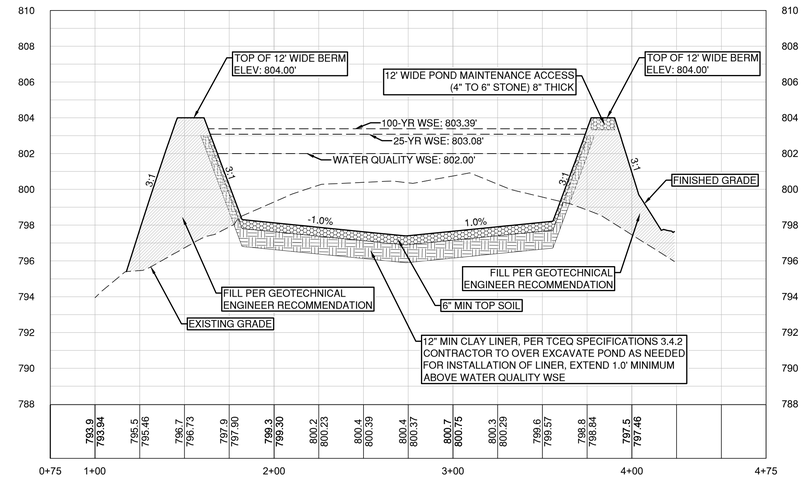
2025-22-CON

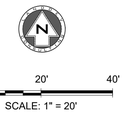
P:\Blake Magee\Parkside Sections 11-15 & WQPs\Sections 11, 12A & 15A\00_ACAD\Plans\WQ\05\02 POND B.dwg, WATER QUALITY POND B, November 20, 2025, 9:52 AM, mateo.mahamed

SECTION A-A



SECTION B-B





Pond Volume

Elevation	Area		Volume		Cumulative Volume		Comments
	SF	ac	cf	ac*ft	cf	ac*ft	
797.00	0	0.00					
798.00	8879	0.20	4,440	0.10	4,440	0.10	
799.00	14431	0.33	11,655	0.27	16,095	0.37	
800.00	15952	0.37	15,192	0.35	31,286	0.72	
801.00	17529	0.40	16,741	0.38	48,027	1.10	
802.00	19160	0.44	18,345	0.42	66,371	1.52	
803.00	20846	0.48	20,003	0.46	86,374	1.98	Water Quality Volume
803.50	21715	0.50	10,640	0.24	97,014	2.23	Routing
804.00	22587	0.52	11,076	0.25	108,090	2.48	Freeboard

OUTFLOW STRUCTURE	
Elevation	Flow
ft	cfs
802.00	0
802.50	30
803.00	84
803.50	154

$$Q = C_w L H^{1.5}$$

Q - *weir flow rate (cfs)*

C_w - *Weir Coefficient* BROAD: 3.00

L - *horizontal length of weir crest (ft)* BROAD: 28 FT

H - *head above weir crest elevation (ft)*

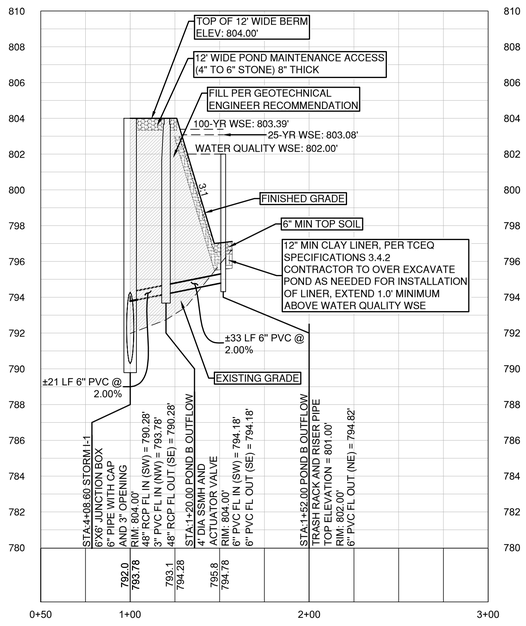
DRAWDOWN CALCUATIONS FOR A ROUND ORIFICE

PROJECT NAME: PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A

Pipe Diameter =	6.00	IN	W.Q.V. =	66,371	CF
Orifice Diameter =	3.00	IN	WQ Elev =	802.00	MSL
Outflow Orifice Elev =	793.78	MSL	Pond Bottom Elev =	797.00	MSL
Draining time	34.00	HR	Initial Head =	8.22	FT

TIME	HEAD	OUTFLOW	VOL.	dV	Total dV	H	dH	W.E.
HRS	FT	CFS	CF	CF	CF	FT	FT	MSL
0.00	8.22	0.68	66,371	2,440	2,440	0.18	8.04	802.00
1.00	8.04	0.67	63,931	2,412	4,852	0.18	7.85	801.82
2.00	7.85	0.66	61,519	2,385	7,236	0.18	7.67	801.63
3.00	7.67	0.65	59,135	2,357	9,593	0.18	7.50	801.45
4.00	7.50	0.65	56,778	2,330	11,923	0.18	7.32	801.28
5.00	7.32	0.64	54,448	2,302	14,226	0.17	7.15	801.10
6.00	7.15	0.63	52,145	2,275	16,501	0.17	6.98	800.93
7.00	6.98	0.62	49,870	2,247	18,748	0.17	6.81	800.76
8.00	6.81	0.62	47,623	2,220	20,968	0.17	6.64	800.59
9.00	6.64	0.61	45,403	2,193	23,161	0.17	6.48	800.42
10.00	6.48	0.60	43,210	2,165	25,326	0.16	6.31	800.26
11.00	6.31	0.59	41,045	2,138	27,464	0.16	6.15	800.09
12.00	6.15	0.59	38,907	2,110	29,574	0.16	5.99	799.93
13.00	5.99	0.58	36,797	2,083	31,657	0.16	5.84	799.77
14.00	5.84	0.57	34,714	2,055	33,712	0.15	5.68	799.62
15.00	5.68	0.56	32,659	2,028	35,740	0.15	5.53	799.46
16.00	5.53	0.56	30,631	2,000	37,741	0.15	5.38	799.31
17.00	5.38	0.55	28,630	1,973	39,714	0.15	5.23	799.16
18.00	5.23	0.54	26,657	1,946	41,659	0.15	5.08	799.01
19.00	5.08	0.53	24,712	1,918	43,577	0.14	4.94	798.86
20.00	4.94	0.53	22,794	1,891	45,468	0.14	4.79	798.72
21.00	4.79	0.52	20,903	1,863	47,331	0.14	4.65	798.57
22.00	4.65	0.51	19,040	1,836	49,167	0.14	4.52	798.43
23.00	4.52	0.50	17,204	1,808	50,975	0.14	4.38	798.30
24.00	4.38	0.49	15,396	1,781	52,756	0.13	4.25	798.16
25.00	4.25	0.49	13,615	1,753	54,509	0.13	4.11	798.03
26.00	4.11	0.48	11,862	1,726	56,235	0.13	3.98	797.89
27.00	3.98	0.47	10,136	1,698	57,933	0.13	3.86	797.76
28.00	3.86	0.46	8,438	1,671	59,604	0.13	3.73	797.64
29.00	3.73	0.46	6,767	1,643	61,247	0.12	3.61	797.51
30.00	3.61	0.45	5,124	1,616	62,863	0.12	3.48	797.39
31.00	3.48	0.44	3,508	1,588	64,451	0.12	3.36	797.26
32.00	3.36	0.43	1,920	1,561	66,012	0.12	3.25	797.14
33.00	3.25	0.43	359	1,533	66,371	0.12	3.22	797.03
34.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
35.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
36.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
37.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
38.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
39.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
40.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
41.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
42.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
43.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
44.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
45.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
46.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
47.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00
48.00	3.22	0.00	0	0	66,371	0.00	3.22	797.00

POND B OUTFLOW



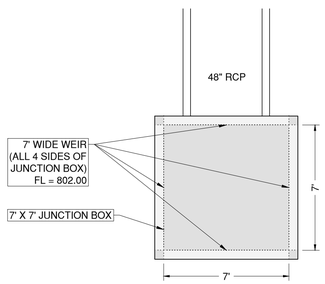
VERT. SCALE: 1" = 4'
HORZ. SCALE: 1" = 40'

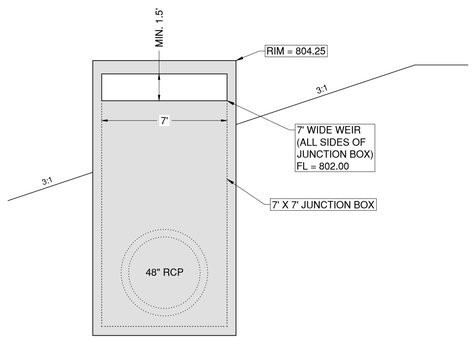
4' 2' 0 VERT. SCALE

EXISTING GRADE - CENTERLINE

FINISHED GRADE - CENTERLINE

EXISTING GROUND 1000.1 997.10 PROPOSED FLOWLINE





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LICENSED PROFESSIONAL ENGINEER
11/07/2025

POND B SECTIONS

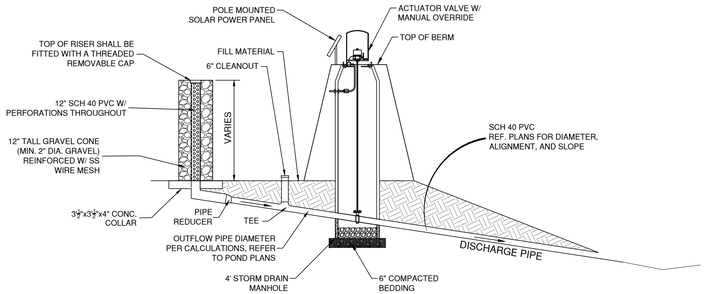
PARKSIDE ON THE RIVER
SECTIONS 11, 12A & 15A
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

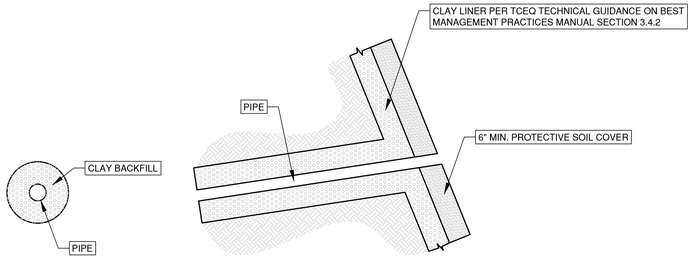
SHEET 84 OF 143

2025-22-CON

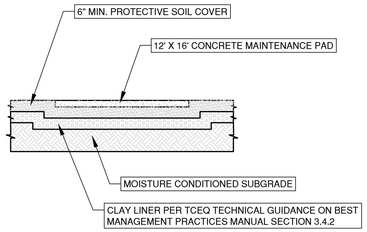
P:\Blake Magee\Parkside Sections 11-15 & WOA II\Sections 11, 12A & 15A\03_ACAD\Planset\04052023 POND B.dwg, POND B SECTIONS, November 20, 2025, 9:52 AM, mirai.muhammad



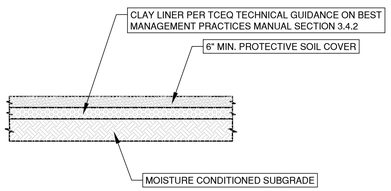
TRASH RACK AND ACTUATOR VALVE
N.T.S.



INTERBASIN PIPES DETAIL
N.T.S.



MAINTENANCE PAD INSTALLATION
N.T.S.

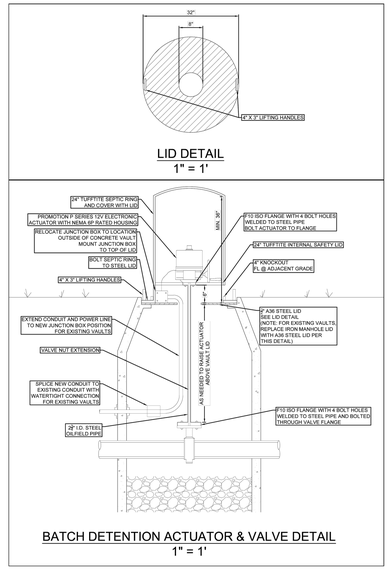


CLAY LINER INSTALLATION
N.T.S.

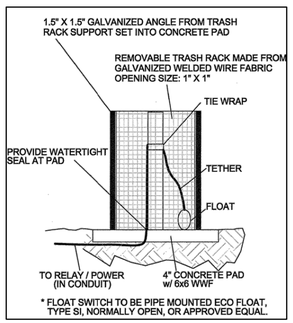
Table 3-6 Clay Liner Specifications (COA, 2004)

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	1×10^{-6}
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

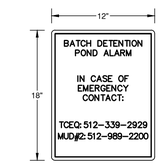
CLAY LINER SPECIFICATIONS PER TCEQ SPECIFICATIONS 3.4.2



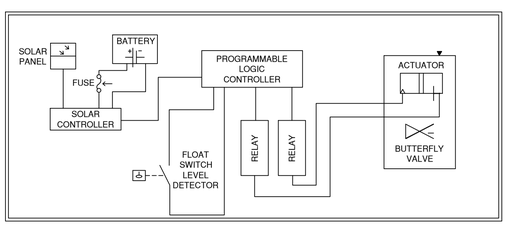
BATCH DETENTION ACTUATOR & VALVE DETAIL
1" = 1'



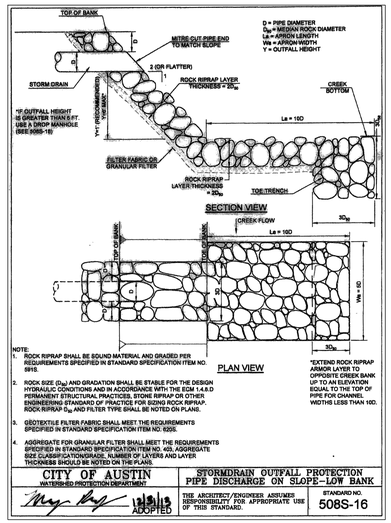
FLOAT SWITCH DETAIL

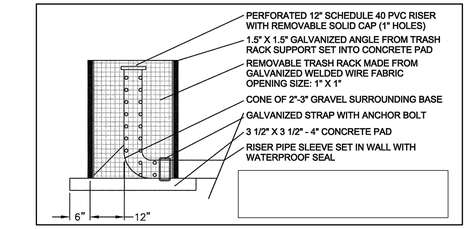


ALARM RESPONSE SIGN
N.T.S.



ACTUATOR VALVE POWER & CONTROLLER CIRCUIT BLOCK DIAGRAM





TRASH RACK / RISER PIPE DETAIL
N.T.S.

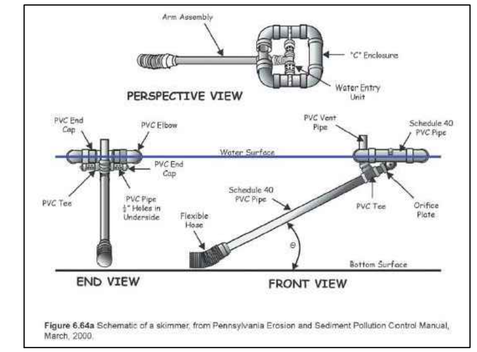


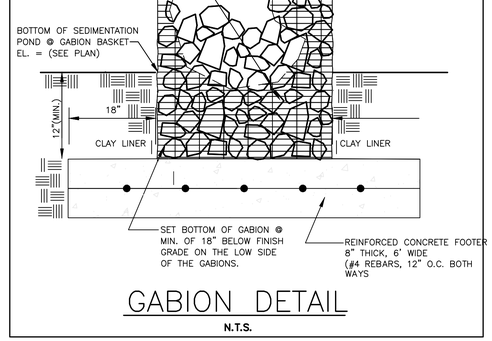
Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

DEWATERING SKIMMER
N.T.S.

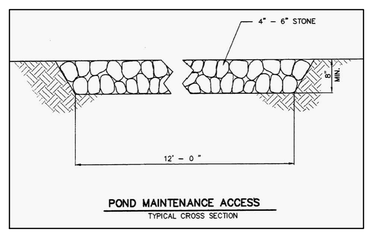
NOTE: DISCHARGE WATER MUST BE FILTERED USING FILTER BAG OR SOCK. DISCHARGE SHALL ALSO BE DIRECTED TOWARD SILT FENCE FOR ADDITIONAL FILTERING PRIOR TO LEAVING THE SITE.

CONCRETE FILLED FIXED SEDIMENT MARKER FOR BATCH DETENTION POND
N.T.S.

NOTE:
1. BATCH DETENTION POND SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RG-348 MANUAL (ADDENDUM)
2. THE BATCH DETENTION POND AND RISER PIPE / TRASH RACK WILL FUNCTION AS THE DEWATERING OUTLET AND SHALL BE BE INSTALLED AND FUNCTIONAL PRIOR TO ANY GENERAL GRADING AND UTILITY WORK.
3. SYSTEM SHALL BE 12 VDC WITH SOLAR CHARGED 12 VDC BATTERY. ALTERNATE ELECTRICAL DESIGN MAY ALSO BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEERS APPROVAL.
4. ACTUATOR SHALL BE ELECTRONIC QUARTER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
5. ACTUATOR SHALL BE "AVID 12V ACTUATOR, EPI-6" OR EQUIVALENT.
6. ACTUATOR VALVE TO BE SET AT "NORMALLY CLOSED" POSITION.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2 HRS FOLLOWING BASIN EMPTY SIGNAL.
8. LOGIC CONTROLLER SYSTEM SHALL HAVE TEST SEQUENCE TO DEAL WITH LOW BATTERY/POWER OUTAGES, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
9. CONTROLLER SHALL BE "MORNINGSTAR SOLAR CONTROLLER, 12V, 20 AMP" OR EQUIVALENT.
10. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLLER SCHEMATICS.
11. CONTRACTOR TO INSTALL LIBERTY ALARM MODEL ALM-2W OR EQUIVALENT AT A CONTROLLER PANEL.
12. ATTACH ALARM RESPONSE SIGN TO CONTROLLER POLE. REFERENCE ALARM RESPONSE SIGN TO RIGHT.
13. HAZARDOUS MATERIAL THREAT (HMT) OPERATION - THE BASIN'S OUTLET VALVE IS NORMALLY CLOSED AND WILL DETAIN A HAZARDOUS MATERIAL SPILL. HOWEVER, AFTER A SPILL OCCURS, THE MANUAL CONTROLS ON THE CONTROLLER OR THE ACTUATOR/VALVE ARE USED TO PREVENT THE VALVE FROM AUTOMATICALLY OPENING PRIOR TO REMOVAL OF THE HAZARDOUS MATERIAL. ALTHOUGH NOT REQUIRED BY THE EDWARDS RULES, THE HMT OPERATION CAN BE USED TO COMPLY WITH APPENDIX A OF RG-348. IF A SPILL DOES OCCUR IN THE BASIN, ALL COMPONENTS OF THE CONTROLLER MUST BE INSPECTED AND CHECKED FOR PROPER OPERATION WITHIN 7 DAYS.
14. POWER - THE POND CONTROL SYSTEM CONTROLLER AND ACTUATOR SHALL BE 12 VOLT POWERED OR 12 VOLT SOLAR POWERED WITH BACKUP BATTERY POWER TO RESPOND TO A LOSS OF POWER IN THE MIDDLE OF A CYCLE.
15. PARTS ENCLOSURE & ALARM SYSTEM - THE PARTS ENCLOSURE SHALL BE LOCKABLE. AN ALARM SYSTEM CLEARLY VISIBLE TO INDICATE SYSTEM MALFUNCTION.
16. TEMPERATURE/WEATHER - THE SYSTEM SHALL BE CAPABLE OF OPERATION FROM 0 TO 130 DEGREES FAHRENHEIT AND FROM 10 TO 90% HUMIDITY.
17. RELIABILITY - THE SYSTEM SHALL HAVE A MINIMUM RELIABILITY OF 40,000 HOURS (4.6 YEARS).



GABION DETAIL
N.T.S.



POND MAINTENANCE ACCESS
TYPICAL CROSS SECTION

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11/07/2025

POND DETAILS

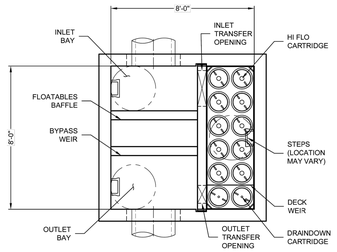
PARKSIDE ON THE RIVER
SECTIONS 11, 12A & 15A
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

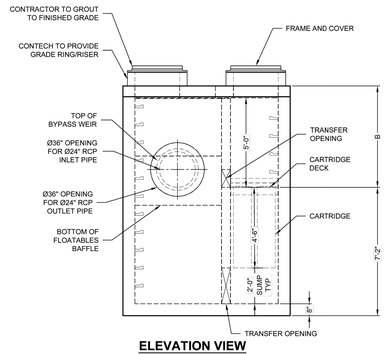
SHEET 85 OF 143

2025-22-CON

P:\Blake Magee\Parkside Sections 11-15 & WOA S\Sections 11, 12A & 15A\03_ACAD\Plans\sh2403522 POND B.dwg, POND DETAILS, November 20, 2025, 9:57 AM, malak.muhammad



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

RIM
ELEV. = 805.81'

TOP OF STRUCTURE
ELEV. = 804.65'

WEIR ELEV. =800.73'

INLET INV. ELEV. = 798.98'

OUTLET INV. ELEV. = 798.98'

STRUCTURE INV.
ELEV. = 792.48'

BOTTOM OF STRUCTURE
ELEV. = 791.81'

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JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	1.96
DECK TO INSIDE TOP (MIN) (B)	5.00

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SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID						JF-01
WATER QUALITY FLOW RATE (cfs)						1.87
PEAK FLOW RATE (cfs)						33.1
RETURN PERIOD OF PEAK FLOW (yrs)						100
# OF CARTRIDGES REQUIRED (HF / DD)						10/2
CARTRIDGE LENGTH						54
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL	
INLET #1	798.98	RCP	24	*	*	
INLET #2	*	*	*	*	*	
OUTLET	798.98	RCP	24	*	*	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
RIM ELEVATION						805.81
ANTI-FLOTATION BALLAST			WIDTH		HEIGHT	
			*		*	
NOTES/SPECIAL REQUIREMENTS: VAULT INCREASED TO 8'x8' TO ACCOMMODATE PIPE SIZES * PER ENGINEER OF RECORD						

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 6' JELLYFISH - 835683- 10
PROJECT NAME: PARKSIDE ON THE RIVER
LOCATION: GEORGETOWN, TX
SITE DESIGNATION: JF-01

Approved By	Date
MTH	11/5/25
Project No.	Rev.
36982-001	-

KOONTZ BRYANT JOHNSON WILLIAMS
Formerly CBC Engineers

Rev.	Date	By	Description

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P:\Blake Magee\Parkside Sections 11-15 & WOA 5\Section 11, 12A & 15A\03_ACAD\Parcel\a3d\03\22 JELLYFISH.dwg, JELLYFISH-01, November 20, 2025, 9:53 AM, reskin muhammad

DATE | BY | NO. | REVISION

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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

HRGreen® DEVELOPMENT TX

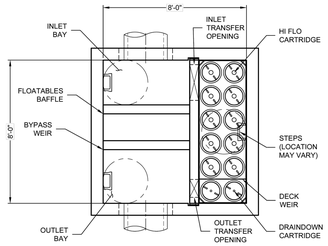
JELLYFISH-01

PARKSIDE ON THE RIVER
SECTIONS 11, 12A & 15A
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

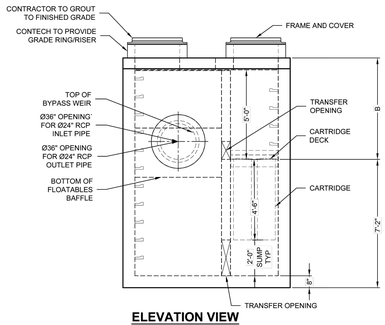
DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 86 OF 143

2025-22-CON



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

RIM
ELEV. = 797.35'

TOP OF STRUCTURE
ELEV. = 796.19'

WEIR ELEV. =792.27'

INLET INV. ELEV. = 790.52'

OUTLET INV. ELEV. = 790.52'

STRUCTURE INV.
ELEV. = 784.02'

BOTTOM OF STRUCTURE
ELEV. = 783.35'

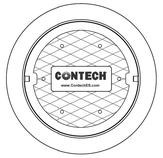
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	1.96
DECK TO INSIDE TOP (MIN) (B)	5.00

STATE OF TEXAS
MITCHELL T. HARDEBECK
104945
LICENSED
PROFESSIONAL ENGINEER
11/5/25

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID						JF-02
WATER QUALITY FLOW RATE (cfs)						1.79
PEAK FLOW RATE (cfs)						21.2
RETURN PERIOD OF PEAK FLOW (yrs)						100
# OF CARTRIDGES REQUIRED (HF / DD)						10/2
CARTRIDGE LENGTH						54
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL	
INLET #1	790.52	RCP	24	*	*	
INLET #2	*	*	*	*	*	
OUTLET	790.52	RCP	24	*	*	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
RIM ELEVATION						797.35
ANTI-FLOTATION BALLAST			WIDTH		HEIGHT	
			*		*	
NOTES/SPECIAL REQUIREMENTS: VAULT INCREASED TO 8'x8' TO ACCOMMODATE PIPE SIZES * PER ENGINEER OF RECORD						

GENERAL NOTES:
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Approved By: MTH	Date: 11/5/25	KOONTZ BRYANT JOHNSON WILLIAMS Formerly CBC Engineers	Rev. / Date / By / Description
Project No.: 36982-001	Rev.: -		

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,729; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING.

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 6' JELLYFISH - 835683- 015
PROJECT NAME: PARKSIDE ON THE RIVER
LOCATION: GEORGETOWN, TX
SITE DESIGNATION: JF-02

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NO.	REVISION	BY	DATE

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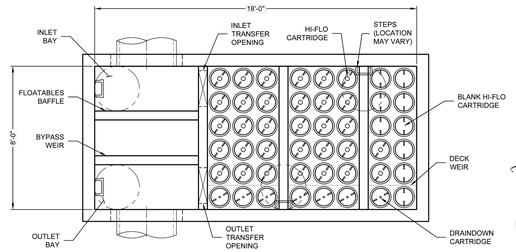
DEVELOPMENT TX

JELLYFISH-02

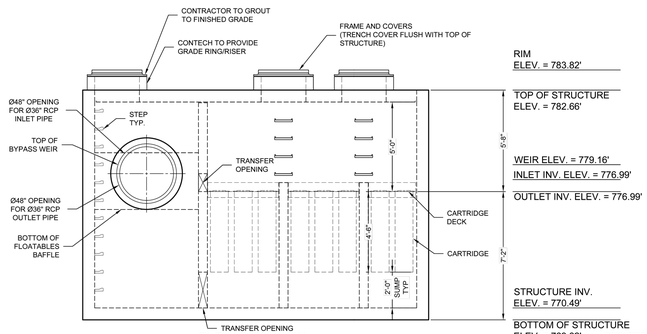
PARKSIDE ON THE RIVER
SECTIONS 11, 12A & 15A
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

2025-22-CON



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

RIM
ELEV. = 783.82'

TOP OF STRUCTURE
ELEV. = 782.66'

WEIR ELEV. = 779.16'

INLET INV. ELEV. = 776.99'

OUTLET INV. ELEV. = 776.99'

STRUCTURE INV.
ELEV. = 770.49'

BOTTOM OF STRUCTURE
ELEV. = 769.82'

JELLYFISH DESIGN NOTES

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CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
DECK TO INSIDE TOP (MIN) (B)	5.00

STATE OF TEXAS
MITCHELL T. HARDERT
LICENSED
PROFESSIONAL ENGINEER
11/5/25

KOONTZ BRYANT JOHNSON WILLIAMS, INC.
TBPE FIRM NUMBER F-23121

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID					JF-03
WATER QUALITY FLOW RATE (cfs)					6.18
PEAK FLOW RATE (cfs)					57.3
RETURN PERIOD OF PEAK FLOW (yrs)					100
# OF CARTRIDGES REQUIRED (HF / DD)					32/7
CARTRIDGE LENGTH					54
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	776.99	RCP	36	*	*
INLET #2	*	*	*	*	*
OUTLET	776.99	RCP	36	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	783.82

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:
VAULT INCREASED TO 8'x18' TO ACCOMMODATE PIPE SIZES
* PER ENGINEER OF RECORD

GENERAL NOTES:
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Approved By	Date
MTH	11/5/25
Project No.	Rev.
36982-001	-

KOONTZ BRYANT JOHNSON WILLIAMS
Formerly CBC Engineers

Rev.	Date	By	Description

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 16' JELLYFISH - 835683 - 20
PARKSIDE ON THE RIVER
GEORGETOWN, TX
SITE DESIGNATION: JF-03

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NO.	REVISION	BY	DATE

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SUITE 150
AUSTIN, TX 78735
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HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

JELLYFISH-03

PARKSIDE ON THE RIVER
SECTIONS 11, 12A & 15A
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 88 OF 143

2025-22-CON

CIVIL CONSTRUCTION PLANS

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 2

PARKSIDE ON THE RIVER
SECTION 15B

GEORGETOWN, WILLIAMSON COUNTY, TEXAS

2025-23-CON

INITIAL SUBMITTAL DATE: 08/01/2025

OWNER/DEVELOPER:

HM PARKSIDE, LP
P.O. BOX 5397
AUSTIN, TX 78763
(512) 481-0303
BLAKE@BLAKEMAGEECO.COM

ENGINEER/SURVEYOR:

HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
CHRISTINE.CAMPBELL@HRGREEN.COM

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SUBDIVISION ARE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48491C0460F, EFFECTIVE DATE DECEMBER 20, 2019. PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-2071R AND THE APPROVED LOMR #21-06-0115P.

LEGAL DESCRIPTION:

1.62 ACRES OF LAND IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, AND THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 1,143.511 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1, AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE, LP OF RECORD IN DOCUMENT NO. 2018114043, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3.080 ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HM PARKSIDE LP OF RECORD IN DOCUMENT NO. 2020031564, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BENCHMARK NOTE:

NAVD88 - GEOID12B

BM(1380)-321:
"SQUARE" CUT ON A CONCRETE BASE CORNER OF A WATER MAIN VENT PIPE.
ELEVATION = 806.86 FEET.

BM(1380)-322:
COTTON GIN SPINDLE SET IN A ROOT/BASE OF A 28-INCH LIVE OAK TREE (TREE TAG # 6776).
ELEVATION = 940.16 FEET.

BM(1380)-323:
MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON A CONCRETE ENCASEMENT OF A WASTEWATER MANHOLE.
ELEVATION = 797.76 FEET.

BM(1380)-335:
MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON THE CORNER A OF CONCRETE WATER VALVE ENCASEMENT.
ELEVATION = 779.15 FEET.

BM(1380)-337:
MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON THE NORTHEAST CORNER A OF CONCRETE WATER VAULT, NEAR INTERSECTING SOUTHEAST CORNER OF PARKSIDE PARKWAY AND BERMUDA DRIVE.
ELEVATION = 786.95 FEET.

BM(1380)-338:
MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON THE SOUTHWEST CORNER A OF CONCRETE ELECTRIC VAULT, NEAR INTERSECTING NORTHEAST CORNER OF PARKSIDE PARKWAY AND BERMUDA DRIVE.
ELEVATION = 790.85 FEET.

UTILITY PROVIDERS:

WATER & WASTEWATER:	GEORGETOWN UTILITY SYSTEMS 300-1 INDUSTRIAL AVENUE, GEORGETOWN TX 78626 (512) 930-3555 GUS@GEORGETOWN.ORG
ELECTRIC:	PEDERNALES ELECTRIC COOPERATIVE (877) 372-0391

NO LIABILITY NOTE:

LIMITATION OF LIABILITY – HR GREEN DEVELOPMENT TX, LLC ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS, THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED WITH THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AS A MEMBER OF THIS FIRM (#F-16384). OTHER CONSULTANTS WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.

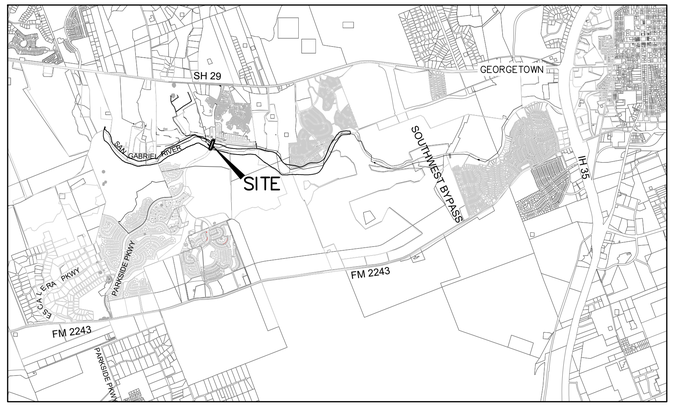
SITE PLAN COMPONENTS – ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HR GREEN DEVELOPMENT TX, LLC IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING OR STRUCTURAL IMPROVEMENTS BY OTHERS.

STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.

PAVEMENT DESIGN – PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. HR GREEN DEVELOPMENT TX, LLC MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

NOTES:

1. THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
4. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON APRIL 2025. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
5. THIS PROJECT IS SUBJECT TO THE 2011 UDC AND THE PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT (ORDINANCE NOS. 2019-69, 2020-84, 2021-40, 2024-18 AND RESPECTIVE DOCUMENT NOS. 2019117041, 2020162167, 2021082512, 2024031828).
6. ALL ELECTRIC DISTRIBUTION LINES AND INDIVIDUAL SERVICE LINES SHALL BE INSTALLED UNDERGROUND. IF OVERHEAD LINES EXISTED PRIOR TO UNDERGROUND INSTALLATION, SUCH POLES, GUY WIRES, AND RELATED STRUCTURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OF THE UNDERGROUND INFRASTRUCTURE.



VICINITY MAP
SCALE: 1"=4000'

I, CHRISTINE CAMPBELL, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SUBMITTED BY : Christine Campbell 11/20/2025

CHRISTINE CAMPBELL, P.E. DATE
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696

STATE OF TEXAS · CHRISTINE N CAMPBELL · 142536 · LICENSED PROFESSIONAL ENGINEER

REVIEWED FOR COMPLIANCE WITH

PARKSIDE ON THE RIVER M.U.D. NO. 2 DATE

REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO DISTRICT OWNED FACILITIES AND DOES NOT INDICATE A REVIEW OF THE ADEQUACY OF THE DESIGN FOR THE FACILITIES. IN APPROVING THESE PLANS, THE DISTRICT MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVISIONS

Number	Date	Description

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5	PRELIMINARY PLAT (3-4 OF 25)
6	PRELIMINARY PLAT (5-6 OF 25)
7	PRELIMINARY PLAT (7-8 OF 25)
8	PRELIMINARY PLAT (9-10 OF 25)
9	PRELIMINARY PLAT (11-12 OF 25)
10	PRELIMINARY PLAT (13-14 OF 25)
11	PRELIMINARY PLAT (15-16 OF 25)
12	PRELIMINARY PLAT (17-18 OF 25)
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60	S-32 COMBINATION RAIL

DATE | BY | REVISION | NO.

811 Know what's below. Call before you dig.

HRGreen DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

COVER SHEET

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 1 OF 60

2025-23-CON

P:\Blake Magee\Parkside Sections 11-15 & WON ESketches 15B\03_ACAD\Planset\0403523 COVR.dwg, COVER SHEET, November 20, 2025, 3:50 PM, mmuhammed

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL NOTIFY GEORGETOWN UTILITIES AT 512-930-3555 AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
3. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
4. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
5. CONTRACTOR INFORMATION

   CONTRACTOR: UNKNOWN AT TIME OF SUBMITTAL

   CONTRACTOR ADDRESS:: N/A PHONE # N/A

   DEVELOPER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

   HR GREEN DEVELOPMENT TX, LLC. PHONE# (512) 872-6696

   PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDMENTATION CONTROL MAINTENANCE:

   HM PARKSIDE LP. PHONE# 512-481-0303

   PERSON OF FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

   HM PARKSIDE LP. PHONE# 512-481-0303
6. TOPOGRAPHIC DATA SHOWN HEREON BASED ON GROUND TOPO SURVEY BY HR GREEN ON DURING THE MONTHS OF MAY, JUNE, AUGUST, AND SEPTEMBER 2024.
7. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE ENGINEER/SURVEYOR IMMEDIATELY.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
9. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFFSITE.
10. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER'S PROPERTY PRIOR TO ACCEPTANCE OF THE PROJECT.
11. IF CONTRACTOR ENCOUNTERS A VOID ON THE PROJECT, CONTRACTOR IS TO CONTACT ENGINEER AT (512) 872-6696 OR CRAIG CRAWFORD AT CAMBRIAN ENVIRONMENTAL AT (512) 705-5541 FOR EVALUATION OF THE FEATURE. ONCE CAMBRIAN ENVIRONMENTAL HAS VERIFIED THAT THE FEATURE IS NOT AN ENDANGERED SPECIES HABITAT, CONTRACTOR MAY PROCEED AS DIRECTED BY THE DETAILS ON THESE PLANS.
12. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATION (MOST CURRENT EDITION).

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. CONSTRUCTION SHALL NOT PROCEED UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF GEORGETOWN.

SEQUENCE OF CONSTRUCTION

1. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. INSTALL EROSION CONTROLS AND OFF-SITE EROSION CONTROLS AS INDICATED ON APPROVED PLANS.
3. CONTACT CITY OF GEORGETOWN AND WILLIAMSON COUNTY TO SCHEDULE PRE-CONSTRUCTION COORDINATION MEETING
4. EVALUATE TEMPORARY EROSION CONTROL INSTALLATION. REVIEW CONSTRUCTION SCHEDULE WITH THE EROSION CONTROL PLAN.
5. BEGIN SITE CLEARING AND GRADING. INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
6. CONSTRUCT UTILITY LINES I.E. WATER, WASTEWATER, STORM DRAINAGE & PONDS.
7. CONSTRUCT SIDEWALK RAMPS.
8. CONSTRUCT PAVING/STREETS.
9. REVEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE REVEGETATION ALONG WITH THE ENGINEERS CONCURRENCE LETTER.
10. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER.
11. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AT GRASS GROWTH.

CITY OF GEORGETOWN NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 FOR 2 HOURS.
13. ALL BEND AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALT CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF HTE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEAR IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (C-115, MIN. CLASS 200) UNLESS SPECIFIED OTHERWISE.
2. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D3034, SDR-26) UNLESS SPECIFIED OTHERWISE.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
4. ALL MANHOLES SHALL HAVE ECCENTRIC CONES AND SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
5. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER. CONTRACTOR TO INSTALL ABOVE GROUND WATER TANK WITH SUPPLY LINE AS INDICATD ON PLANS.
6. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY INSPECTOR.
7. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF GEORGETOWN PERSONNEL.
8. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
9. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF GEORGETOWN.
10. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
11. TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF GEORGETOWN.
12. CONTACT CITY OF GEORGETOWN INSPECTION DEPARTMENT FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
13. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

15. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
16. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 313 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF GEORGETOWN SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
17. THE CONTRACTOR SHALL CONTACT THE "DIG TESS" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF GEORGETOWN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
18. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF GEORGETOWN.
19. THE OWNER IS RESPONSIBLE FOR ALL COST OF RELOCATION OR DAMAGE TO UTILITIES.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS/HER FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.
21. THE ENGINEER, IN PREPARING THESE PLANS HAS ATTEMPTED TO LOCATE ALL EXISTING UTILITIES IN THE AREAS OF EXPANSION OR NEW CONSTRUCTION. HOWEVER, THERE MAY BE UTILITIES THAT COULD NOT BE OR WERE NOT LOCATED. UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES FOR LOCATIONS OF THEIR UTILITIES AT LEAST 48 HOURS BEFORE COMMENCING EXCAVATION. IN THE EVENT THAT A UTILITY IS SITUATED SUCH THAT CONSTRUCTION CANNOT PROCEED AS SHOWN ON THE PLANS, THE CONSTRUCTION MANAGER/SUPERVISOR SHALL BE NOTIFIED IMMEDIATELY.
22. CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
23. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND ASSOCIATED VALVING AND SEWER LINES AND ASSOCIATED MANHOLES, IS NINE (9) FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
24. THE TOP ELEVATION OF MANHOLES IN PAVED AREAS SHALL MATCH FINISH GRADE. THE TOP ELEVATION OF MANHOLES IN UNPAVED AREAS SHALL BE 3" (MIN.) ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED ON PLANS.
25. CONTRACTOR SHALL COORDINATE INSPECTION OF UTILITY LINES WITH APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
26. ALL WATER AND WASTEWATER LINES IN CITY R.O.W. AND EASEMENTS WILL MEET THE CITY OF GEORGETOWN WATER AND WASTEWATER DEPARTMENT DESIGN CRITERIA, AT A MINIMUM.
27. CITY MAINTENANCE OF UTILITIES ENDS AT THE PROPERTY LINE UNLESS IN AN EASEMENT.
28. EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.
29. ALL UNDERGROUND UTILITY CONSTRUCTION WITHIN CITY R.O.W. OR PUBLIC EASEMENTS MUST BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS.
30. AN 80 MIL COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
31. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
VALVE	"V" ON FACE OF CURB
DRY UTILITIES	"DU" ON FACE OF CURB

32. CENTER ONE 20-FOOT 150 PSI PRESSURE RATED WASTEWATER PIPE SECTION AT ALL WATERLINE CROSSINGS.
33. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC CHAPTER 217 (DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS) OR 30 TAC CHAPTER 290 (PUBLIC DRINKING WATER).

EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF GEORGETOWN, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD CONSTRUCTION SPECIFICATIONS AS ADOPTED AND AMENDED UNLESS OTHERWISE SPECIFIED.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
4. THE CONTRACTOR SHALL GIVE THE CITY OF GEORGETOWN 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND CITY OF GEORGETOWN STANDARD SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE REQUESTED BY THE OWNER.
6. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF GEORGETOWN, HIMSELF, THE ENGINEER, THE OWNER, THE ENVIRONMENTAL ENGINEER, GEOTECHNICAL ENGINEER, UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE COUNTY OR ENGINEER MAY REQUIRE.
7. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
8. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
9. AVAILABLE BENCHMARK(S) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

   NAVD88 - GEOID12B

   BM(1380)-321:
   "SQUARE" CUT ON A CONCRETE BASE CORNER OF A WATER MAIN VENT PIPE.
   ELEVATION = 806.86 FEET.

   BM(1380)-322:
   COTTON GIN SPINDLE SET IN A ROOT/BASE OF A 28-INCH LIVE OAK TREE (TREE TAG # 6776).
   ELEVATION = 940.16 FEET.

   BM(1380)-323:
   MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON A CONCRETE ENCASEMENT OF A WASTEWATER MANHOLE.
   ELEVATION = 797.76 FEET.

   BM(1380)-335:
   MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON THE CORNER A OF CONCRETE WATER VALVE ENCASEMENT.
   ELEVATION = 779.15 FEET.

   BM(1380)-337:
   MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON THE NORTHEAST CORNER A OF CONCRETE WATER VAULT, NEAR INTERSECTING SOUTHEAST CORNER OF PARKSIDE PARKWAY AND BERMUDA DRIVE.
   ELEVATION = 786.95 FEET.

   BM(1380)-338:
   MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET ON THE SOUTHWEST CORNER A OF CONCRETE ELECTRIC VAULT, NEAR INTERSECTING NORTHEAST CORNER OF PARKSIDE PARKWAY AND BERMUDA DRIVE.
   ELEVATION = 790.85 FEET.
10. SIDEWALK RAMPS AND SIDEWALKS LOCATED IN FRONT OF COMMON AREAS TO BE INSTALLED WITH INFRASTRUCTURE CONSTRUCTION
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITY OR IMPROVEMENTS.
12. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION FOUNDATION RECOMMENDATIONS - PARKSIDE ON THE RIVER SECTION 15B BRIDGE GEARGETOWN, TEXAS", DATED JANUARY 2025 BY MLA GEOTECHNICAL, ENGINEER'S JOB# 2410012.006 FOR PAVEMENT DESIGN RECOMMENDATIONS. ANY CONFLICT BETWEEN THESE CONSTRUCTION PLANS AND THE GEOTECHNICAL REPORT SHALL BE RESOLVED IN FAVOR OF THE GEOTECHNICAL REPORT.
13. THE DISTRICT ENGINEER, JONES-HEROY & ASSOCIATES, INC. (SHANE POTTER OR CHRIS ULMAN, PH:512-989-2200) SHALL BE CONTACTED 48 HOURS PRIOR TO THE FOLLOWING:
    1) PRE-CONSTRUCTION MEETINGS
    2) BEGINNING EACH PHASE OF CONSTRUCTION
    3) TESTING OF WATER AND/OR WASTEWATER LINES
    4) FINAL WALK-THROUGH OF FACILITIES
14. WHEN REQUIRED, CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
15. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN STRAIGHT EDGE.
16. WHEN REQUIRED, CONTRACTOR SHALL REMOVE EXISTING PAVEMENT STRIPING BY SAND BLASTING FROM EXISTING PAVEMENT IN ACCORDANCE WITH ITEM 678 OF THE TxDOT LATEST EDITION.
17. ALL WORK IN STATE R.O.W. AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE TxDOT LATEST EDITION.
18. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS AND THE GEOTECHNICAL STUDY.
19. IF THE CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS HE/SHE SHOULD CONTACT THE ENGINEER OR OWNER IMMEDIATELY.
20. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION.
21. DESIGN OF MAJOR DRAINAGE WAYS THROUGH A SUBDIVISION AND MAJOR STRUCTURES SUCH AS BOX CULVERTS OR BRIDGES ACROSS A MAJOR DRAINAGE CHANNEL SHALL BE COORDINATED WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY HEALTH DISTRICT WHEN ANY PORTION OF THE SUBDIVISION LIES OUTSIDE THE CITY LIMITS, AND WHEN APPLICABLE, A LETTER REQUESTING A LOCAL FLOOD PLAIN MAP AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHALL BE PROVIDED PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL.

TRAFFIC MARKING NOTE

1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

ADDITIONAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND THE REMOVAL OF ALL LITTER WITHIN THE PROJECT LIMITS SO AS TO KEEP THE SITE OF THE WORK IN A NEAT AND PRESENTABLE CONDITION AT ALL TIMES. THIS WORK WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
2. THE CONTRACTOR SHALL PROTECT ALL AREAS WHICH ARE NOT INCLUDED IN THE ACTUAL LIMITS OF THE PROPOSED CONSTRUCTION AREAS FROM DESTRUCTION. CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO TREES, VEGETATION, FENCES, POWER POLES, AND OTHER NATURAL SURROUNDINGS. THE AREAS NOT TO BE DISTURBED INCLUDE ALL GOLF COURSE AREAS, UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL, AT HIS EXPENSE, RESTORE ANY AREA DISTURBED AS A RESULT OF HIS OPERATIONS TO A CONDITION AS GOOD AS, OR BETTER THAN, THAT PRESENT PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING EVERY 100 FOOT ROAD STATION, AND SHALL MAINTAIN THE MARKINGS FOR THE DURATION OF THE PROJECT. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMIZED CONSTRUCTION CONTRACT.
4. THE SUPERINTENDENT SHALL BE AVAILABLE ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING PERFORMED.
5. NO BLASTING IS ALLOWED ON THIS PROJECT.
6. NO STORAGE OF HYDROCARBON OR HAZARDOUS MATERIAL IS ALLOWED ON SITE.

PARKSIDE ON THE RIVER M.U.D. No. 2 NOTES

A) THE DISTRICT ENGINEER, JONES-HEROY & ASSOCIATES, INC. (SHANE POTTER OR CHRIS ULMAN, PH:512-989-2200) SHALL BE CONTACTED 48 HOURS PRIOR TO:
   i) PRE-CONSTRUCTION MEETINGS;
   ii) BEGINNING EACH PHASE OF CONSTRUCTION
   iii) TESTING OF WATER AND/OR WASTEWATER LINES; AND,
   iv) FINAL WALK-THROUGH OF FACILITIES.

B) REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO DISTRICT OWNED FACILITIES AND DOES NOT INDICATE A REVIEW OF THE ADEQUACY OF THE DESIGN FOR THE FACILITIES. IN APPROVING THESE PLANS, THE DISTRICT MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

GEORGETOWN FIRE DEPARTMENT NOTES

1. 1,500 GPM FIRE FLOW SHALL BE PROVIDED FOR THIS PROJECT.
2. AT THE CONCLUSION OF CONSTRUCTION AND AS PART OF THE PROCESS FOR THE CITY TO ACCEPT THIS PHASE:
   - THE FIRE HYDRANTS SHALL BE FLOWED AND TESTED
   - A COPY OF THE REPORT SHALL BE EMAILED INT

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES 30 TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C) AND 217.51 – 217.70 AND 30 TAC CHAPTER 217, SUBCHAPTER D, AND THE CITY OF ROUND ROCK STANDARD SPECIFICATIONS.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROPOSED REGULATED PROJECT MUST BE PROVIDED WITH COPIES OF THE SEWAGE COLLECTION SYSTEM PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS MUST BE REQUIRED TO KEEP ON-SITE COPIES OF THE PLAN AND THE APPROVAL LETTER.

3. NO LATER THAN 48 HOURS PRIOR TO COMMENCING ANY REGULATED ACTIVITY, THE APPLICANT OR HIS AGENT MUST NOTIFY THE TCEQ AUSTIN REGIONAL OFFICE, IN WRITING, OF THE DATE ON WHICH THE REGULATED ACTIVITY WILL BEGIN.

4. ANY MODIFICATION TO THE ACTIVITIES DESCRIBED IN THE REFERENCED SCS APPLICATION FOLLOWING THE DATE OF APPROVAL MAY REQUIRE THE SUBMITTAL OF AN SCS APPLICATION TO MODIFY THIS APPROVAL, INCLUDING THE PAYMENT OF APPROPRIATE FEES AND ALL INFORMATION NECESSARY FOR ITS REVIEW AND APPROVAL.

5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION, MUST BE MAINTAINED DURING CONSTRUCTION, AND MUST BE REMOVED WHEN SUFFICIENT VEGETATION IS ESTABLISHED TO CONTROL THE EROSION AND SEDIMENTATION AND THE CONSTRUCTION AREA IS STABILIZED.

6. THE SEWER LINE TRENCH DETAILS SHOWING THE CROSS SECTION WITH THE DIMENSIONS, PIPE PLACEMENT, AND BACKFILL INSTRUCTIONS ARE INCLUDED ON PLAN SHEET 80 OF 124 OF THESE PLANS. ALL SEWER PIPES JOINTS MUST MEET THE REQUIREMENTS IN 30 TAC §§217.53(C) AN 217.65.

   GRAVITY LINES MUST HAVE A SDR 35 OR LESS. PRESSURIZED SEWER SYSTEMS MUST HAVE PIPE WITH A MINIMUM WORKING PRESSURE RATING OF 150 PSI.

   THE ASTM, ANSI, OR AWWA SPECIFICATION NUMBERS FOR THE PIPE(S) AND JOINTS ARE ASTM-D3034.

   THE PIPE MATERIAL, THE PRESSURE CLASSES, AND THE SDR AND/OR DR DESIGNATIONS ARE SDR-26.

7. IF ANY SENSITIVE FEATURES ARE DISCOVERED DURING THE WASTEWATER LINE TRENCHING ACTIVITIES, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPLICANT MUST IMMEDIATELY NOTIFY THE APPROPRIATE REGIONAL OFFICE OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OF THE FEATURE DISCOVERED. A GEOLOGIST'S ASSESSMENT OF THE LOCATION AND EXTENT OF THE FEATURE DISCOVERED MUST BE REPORTED TO THAT REGIONAL OFFICE IN WRITING WITHIN TWO WORKING DAYS. THE APPLICANT MUST SUBMIT A PLAN FOR ENSURING THE STRUCTURAL INTEGRITY OF THE SEWER LINE OR FOR MODIFYING THE PROPOSED COLLECTION SYSTEM ALIGNMENT AROUND THE FEATURE. THE REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MAY NOT PROCEED UNTIL THE EXECUTIVE DIRECTOR HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT THE SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM ANY POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY WHILE MAINTAINING THE STRUCTURAL INTEGRITY OF THE LINE.

8. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF SIX (6) INCHES.

9. BLASTING PROCEDURES FOR PROTECTION OF EXISTING SEWER LINES AND OTHER UTILITIES WILL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION CRITERIA. SAND IS NOT ALLOWED AS BEDDING OR BACKFILL IN TRENCHES THAT HAVE BEEN BLASTED. IF ANY EXISTING SEWER LINES ARE DAMAGED, THE LINES MUST BE REPAIRED AND RETESTED.

10. ALL MANHOLES CONSTRUCTED OR REHABILITATED ON THIS PROJECT MUST HAVE WATERTIGHT SIZE ON SIZE RESILIENT CONNECTORS ALLOWING FOR DIFFERENTIAL SETTLEMENT. IF MANHOLES ARE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN, THE COVER MUST HAVE A GASKET AND BE BOLTED TO THE RING. WHERE GASKETED MANHOLE COVERS ARE REQUIRED FOR MORE THAN THREE MANHOLES IN SEQUENCE OR FOR MORE THAN 1500 FEET, ALTERNATE MEANS OF VENTING WILL BE PROVIDED. BRICKS ARE NOT AN ACCEPTABLE CONSTRUCTION MATERIAL FOR ANY PORTION OF THE MANHOLE.

    THE DIAMETER OF THE MANHOLES MUST BE A MINIMUM OF FOUR FEET AND THE MANHOLE FOR ENTRY MUST HAVE A MINIMUM CLEAR OPENING DIAMETER OF 30 INCHES. THESE DIMENSIONS AND OTHER DETAILS SHOWING COMPLIANCE WITH THE COMMISSION'S RULES CONCERNING MANHOLES AND SEWER LINE/MANHOLE INVERTS DESCRIBED IN 30 TAC §217.55 ARE INCLUDED ON PLAN SHEET 75 & 77 OF 124.

    IT IS SUGGESTED THAT ENTRANCE INTO MANHOLES IN EXCESS OF FOUR FEET DEEP BE ACCOMPLISHED BY MEANS OF A PORTABLE LADDER. THE INCLUSION OF STEPS IN A MANHOLE IS PROHIBITED.

11. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).

12. WHERE SEWERS LINES DEVIATE FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE ALL CURVATURE OF SEWER PIPE MUST BE ACHIEVED BY THE FOLLOWING PROCEDURE WHICH IS RECOMMENDED BY THE PIPE MANUFACTURER: N/A.

    IF PIPE FLEXURE IS PROPOSED, THE FOLLOWING METHOD OF PREVENTING DEFLECTION OF THE JOINT MUST BE USED: N/A.

    SPECIFIC CARE MUST BE TAKEN TO ENSURE THAT THE JOINT IS PLACED IN THE CENTER OF THE TRENCH AND PROPERLY BEDDED IN ACCORDANCE WITH 30 TAC §217.54.

13. NEW SEWAGE COLLECTION SYSTEM LINES MUST BE CONSTRUCTED WITH STUB OUTS FOR THE CONNECTION OF ANTICIPATED EXTENSIONS. THE LOCATION OF SUCH STUB OUTS MUST BE MARKED ON THE GROUND SUCH THAT THEIR LOCATION CAN BE EASILY DETERMINED AT THE TIME OF CONNECTION OF THE EXTENSIONS. SUCH STUB OUTS MUST BE MANUFACTURED WYES OR TEES THAT ARE COMPATIBLE IN SIZE AND MATERIAL WITH BOTH THE SEWER LINE AND THE EXTENSION. AT THE TIME OF ORIGINAL CONSTRUCTION, NEW STUB-OUTS MUST BE CONSTRUCTED SUFFICIENTLY TO EXTEND BEYOND THE END OF THE STREET PAVEMENT. ALL STUB-OUTS MUST BE SEALED WITH A MANUFACTURED CAP TO PREVENT LEAKAGE. EXTENSIONS THAT WERE NOT ANTICIPATED AT THE TIME OF ORIGINAL CONSTRUCTION OR THAT ARE TO BE CONNECTED TO AN EXISTING SEWER LINE NOT FURNISHED WITH STUB OUTS MUST BE CONNECTED USING A MANUFACTURED SADDLE AND IN ACCORDANCE WITH ACCEPTED PLUMBING TECHNIQUES.

14. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.

15. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).

16. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57. THE ENGINEER MUST RETAIN COPIES OF ALL TEST RESULTS WHICH MUST BE MADE AVAILABLE TO THE EXECUTIVE DIRECTOR UPON REQUEST. THE ENGINEER MUST CERTIFY IN WRITING THAT ALL WASTEWATER LINES HAVE PASSED ALL REQUIRED TESTING TO THE APPROPRIATE REGIONAL OFFICE WITHIN 30 DAYS OF TEST COMPLETION AND PRIOR TO USE OF THE NEW COLLECTION SYSTEM. TESTING METHOD WILL BE:
    (A) OR A COLLECTION SYSTEM PIPE THAT WILL TRANSPORT WASTEWATER BY GRAVITY FLOW, THE DESIGN MUST SPECIFY AN INFILTRATION AND EXFILTRATION TEST OR A LOW-PRESSURE AIR TEST. A TEST MUST CONFORM TO THE FOLLOWING REQUIREMENTS:

    (1) LOW PRESSURE AIR TEST.
        (A) A LOW PRESSURE AIR TEST MUST FOLLOW THE PROCEDURES DESCRIBED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C-828, ASTM C-924, OR ASTM F-1417 OR OTHER PROCEDURE APPROVED BY THE EXECUTIVE DIRECTOR, EXCEPT AS TO TESTING TIMES AS REQUIRED IN TABLE C.3 IN SUBPARAGRAPH (C) OF THIS PARAGRAPH OR EQUATION C.3 IN SUBPARAGRAPH (B)(II) OF THIS PARAGRAPH.
        (B) FOR SECTIONS OF COLLECTION SYSTEM PIPE LESS THAN 36 INCH AVERAGE INSIDE DIAMETER, THE FOLLOWING PROCEDURE MUST APPLY, UNLESS A PIPE IS TO BE TESTED AS REQUIRED BY PARAGRAPH (2) OF THIS SUBSECTION.
            (I) A PIPE MUST BE PRESSURIZED TO 3.5 POUNDS PER SQUARE INCH (PSI) GREATER THAN THE PRESSURE EXERTED BY GROUNDWATER ABOVE THE PIPE.
            (II) ONCE THE PRESSURE IS STABILIZED, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 PSI GAUGE TO 2.5 PSI GAUGE IS COMPUTED FROM THE FOLLOWING EQUATION:

    EQUATION C.3 $T = \frac{0.085 \times D \times K}{Q}$

    WHERE:

    T = TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS
    K = 0.000419 X D X L, BUT NOT LESS THAN 1.0
    D = AVERAGE INSIDE PIPE DIAMETER IN INCHES
    L = LENGTH OF LINE OF SAME SIZE BEING TESTED, IN FEET
    Q = RATE OF LOSS, 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE
        (C) SINCE A K VALUE OF LESS THAN 1.0 MAY NOT BE USED, THE MINIMUM TESTING TIME FOR EACH PIPE DIAMETER IS SHOWN IN THE FOLLOWING

TABLE C.3:

PIPE DIAMETER (INCHES)	MINIMUM TIME (SECONDS)	MAXIMUM LENGTH FOR MINIMUM TIME (FEET)	TIME FOR LONGER LENGTH (SECONDS/FOOT)
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

    (D) AN OWNER MAY STOP A TEST IF NO PRESSURE LOSS HAS OCCURRED DURING THE FIRST 25% OF THE CALCULATED TESTING TIME.
    (E) IF ANY PRESSURE LOSS OR LEAKAGE HAS OCCURRED DURING THE FIRST 25% OF A TESTING PERIOD, THEN THE TEST MUST CONTINUE FOR THE ENTIRE TEST DURATION AS OUTLINED ABOVE OR UNTIL FAILURE.
    (F) WASTEWATER COLLECTION SYSTEM PIPES WITH A 27 INCH OR LARGER AVERAGE INSIDE DIAMETER MAY BE AIR TESTED AT EACH JOINT INSTEAD OF FOLLOWING THE PROCEDURE OUTLINED IN THIS SECTION.
    (G) A TESTING PROCEDURE FOR PIPE WITH AN INSIDE DIAMETER GREATER THAN 33 INCHES MUST BE APPROVED BY THE EXECUTIVE DIRECTOR.

    (2) INFILTRATION/EXFILTRATION TEST.

        (A) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF 2.0 FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE.
        (B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL.
        (C) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE, OR AT LEAST TWO FEET ABOVE EXISTING GROUNDWATER LEVEL, WHICHEVER IS GREATER.
        (D) FOR CONSTRUCTION WITHIN A 25-YEAR FLOOD PLAIN, THE INFILTRATION OR EXFILTRATION MUST NOT EXCEED 10 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT THE SAME MINIMUM TEST HEAD AS IN SUBPARGRAPH (C) OF THIS PARAGRAPH.
        (E) IF THE QUANTITY OF INFILTRATION OR EXFILTRATION EXCEEDS THE MAXIMUM QUANTITY SPECIFIED, AN OWNER SHALL UNDERTAKE REMEDIAL ACTION IN ORDER TO REDUCE THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED. AN OWNER SHALL RETEST A PIPE FOLLOWING A REMEDIATION ACTION.
        (F) IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBLE PIPE, DEFLECTION TESTING IS ALSO REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
    (1) FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDREL.
        (A) MANDREL SIZING.
            (I) A RIGID MANDREL MUST HAVE AN OUTSIDE DIAMETER (OD) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER (ID) OR AVERAGE ID OF A PIPE, AS SPECIFIED IN THE APPROPRIATE STANDARD BY THE ASTMS, AMERICAN WATER WORKS ASSOCIATION, UNI-BELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED APPENDIX.
            (II) IF A MANDREL SIZING DIAMETER IS NOT SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MUST HAVE AN OD EQUAL TO 95% OF THE ID OF A PIPE. IN THIS CASE, THE ID OF THE PIPE, FOR THE PURPOSE OF DETERMINING THE OD OF THE MANDREL, MUST EQUAL BE THE AVERAGE OUTSIDE DIAMETER MINUS TWO MINIMUM WALL THICKNESSES FOR OD CONTROLLED PIPE AND THE AVERAGE INSIDE DIAMETER FOR ID CONTROLLED PIPE.
            (III) ALL DIMENSIONS MUST MEET THE APPROPRIATE STANDARD.
        (B) MANDREL DESIGN.
            (I) A RIGID MANDREL MUST BE CONSTRUCTED OF A METAL OR A RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200 PSI WITHOUT BEING DEFORMED.

            (II) A MANDREL MUST HAVE NINE OR MORE ODD NUMBER OF RUNNERS OR LEGS.
            (III) A BARREL SECTION LENGTH MUST EQUAL AT LEAST 75% OF THE INSIDE DIAMETER OF A PIPE.
            (IV) EACH SIZE MANDREL MUST USE A SEPARATE PROVING RING.
        (C) METHOD OPTIONS.
            (I) AN ADJUSTABLE OR FLEXIBLE MANDREL IS PROHIBITED.
            (II) A TEST MAY NOT USE TELEVISION INSPECTION AS A SUBSTITUTE FOR A DEFLECTION TEST.
            (III) IF REQUESTED, THE EXECUTIVE DIRECTOR MAY APPROVE THE USE OF A DEFLECTOMETER OR A MANDREL WITH REMOVABLE LEGS OR RUNNERS ON A CASE-BY-CASE BASIS.
    (2) FOR A GRAVITY COLLECTION SYSTEM PIPE WITH AN INSIDE DIAMETER 27 INCHES AND GREATER, OTHER TEST METHODS MAY BE USED TO DETERMINE VERTICAL DEFLECTION.
    (3) A DEFLECTION TEST METHOD MUST BE ACCURATE TO WITHIN PLUS OR MINUS 0.2% DEFLECTION.
    (4) AN OWNER SHALL NOT CONDUCT A DEFLECTION TEST UNTIL AT LEAST 30 DAYS AFTER THE FINAL BACKFILL.
    (5) GRAVITY COLLECTION SYSTEM PIPE DEFLECTION MUST NOT EXCEED FIVE PERCENT (5%).
    (6) IF A PIPE SECTION FAILS A DEFLECTION TEST, AN OWNER SHALL CORRECT THE PROBLEM AND CONDUCT A SECOND TEST AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.

17. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.

18. ALL PRIVATE SERVICE LATERALS MUST BE INSPECTED AND CERTIFIED IN ACCORDANCE WITH 30 TAC §213.5(C)(3)(I). AFTER INSTALLATION OF AND, PRIOR TO COVERING AND CONNECTING A PRIVATE SERVICE LATERAL TO AN EXISTING ORGANIZED SEWAGE COLLECTION SYSTEM, A TEXAS LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTERED SANITARIAN, OR APPROPRIATE CITY INSPECTOR MUST VISUALLY INSPECT THE PRIVATE SERVICE LATERAL AND THE CONNECTION TO THE SEWAGE COLLECTION SYSTEM, AND CERTIFY THAT IT IS CONSTRUCTED IN CONFORMITY WITH THE APPLICABLE PROVISIONS OF THIS SECTION. THE OWNER OF THE COLLECTION SYSTEM MUST MAINTAIN SUCH CERTIFICATIONS FOR FIVE YEARS AND FORWARD COPIES TO THE APPROPRIATE REGIONAL OFFICE UPON REQUEST. CONNECTIONS MAY ONLY BE MADE TO AN APPROVED SEWAGE COLLECTION SYSTEM.

SUPPLEMENTAL TCEQ NOTES:

1. WATERTIGHT, SIZE ON SIZE RESILIENT CONNECTORS CONFORMING TO ASTM C-923 ARE REQUIRED FOR CONNECTING PIPE TO MANHOLES.
2. IF FAULTS, CAVERNS, OR SUBSIDENCE ARE DISCOVERED DURING CONSTRUCTION, CONSTRUCTION SHOULD BE HALTED TO ALLOW THE FEATURES TO BE INSPECTED BY THE DESIGN ENGINEER OR GEOLOGICAL OR GEOTECHNICAL PROFESSIONAL.
3. TRENCH WALLS MUST BE VERTICAL TO AT LEAST ONE FOOT ABOVE THE PIPE. TRENCH BACKFILL MUST BE FREE OF STONES GREATER THAN 6-INCHES AND FREE OF ORGANIC OR ANY OTHER UNSTABLE MATERIAL.
4. ALL WASTEWATER PIPE MATERIAL PVC SDR26-ASTM-3034 USED MUST HAVE A MINIMUM ALLOWABLE TENSILE.

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."

2. All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].

3. Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].

4. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].

5. All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].

7. The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].

8. The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].

9. The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].

10. When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

11. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

    - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

      $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

      Where:

      - Q = the quantity of makeup water in gallons per hour,
      - L = the length of the pipe section being tested, in feet,
      - D = the nominal diameter of the pipe in inches, and
      - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

    - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

      $$L = \frac{SD\sqrt{P}}{148{,}000}$$

      Where:

      - L = the quantity of makeup water in gallons per hour,
      - S = the length of the pipe section being tested, in feet,
      - D = the nominal diameter of the pipe in inches, and
      - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

12. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

13. The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

14. Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

15. Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

16. Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

17. The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

18. Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

Texas Commission on Environmental Quality Contributing Zone Plan General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.

3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.

7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

8. All excavated material that will be stored on-site must have proper E&S controls.

9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NO	REVISION	BY	DATE

811 Know what's below. Call before you dig.

HRGreen
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101
DEVELOPMENT TX

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

TCEQ NOTES

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 3 OF 60

2025-23-CON

P:\Blake Magee\Parkside Sections 11-15 & WWA 5\Section 15B\03_ACAD\Parkside\240923 GNTS.dwg, TCEQ NOTES, November 20, 2025, 1:16 PM, mmuhammad

PRELIMINARY PLAT (1-2 OF 25)

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 4 OF 60

2025-23-CON

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
05/16/2025

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

Approved by COG on 6/30/2025

SECTION 11
AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A
AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B
AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13
AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A
AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B
AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

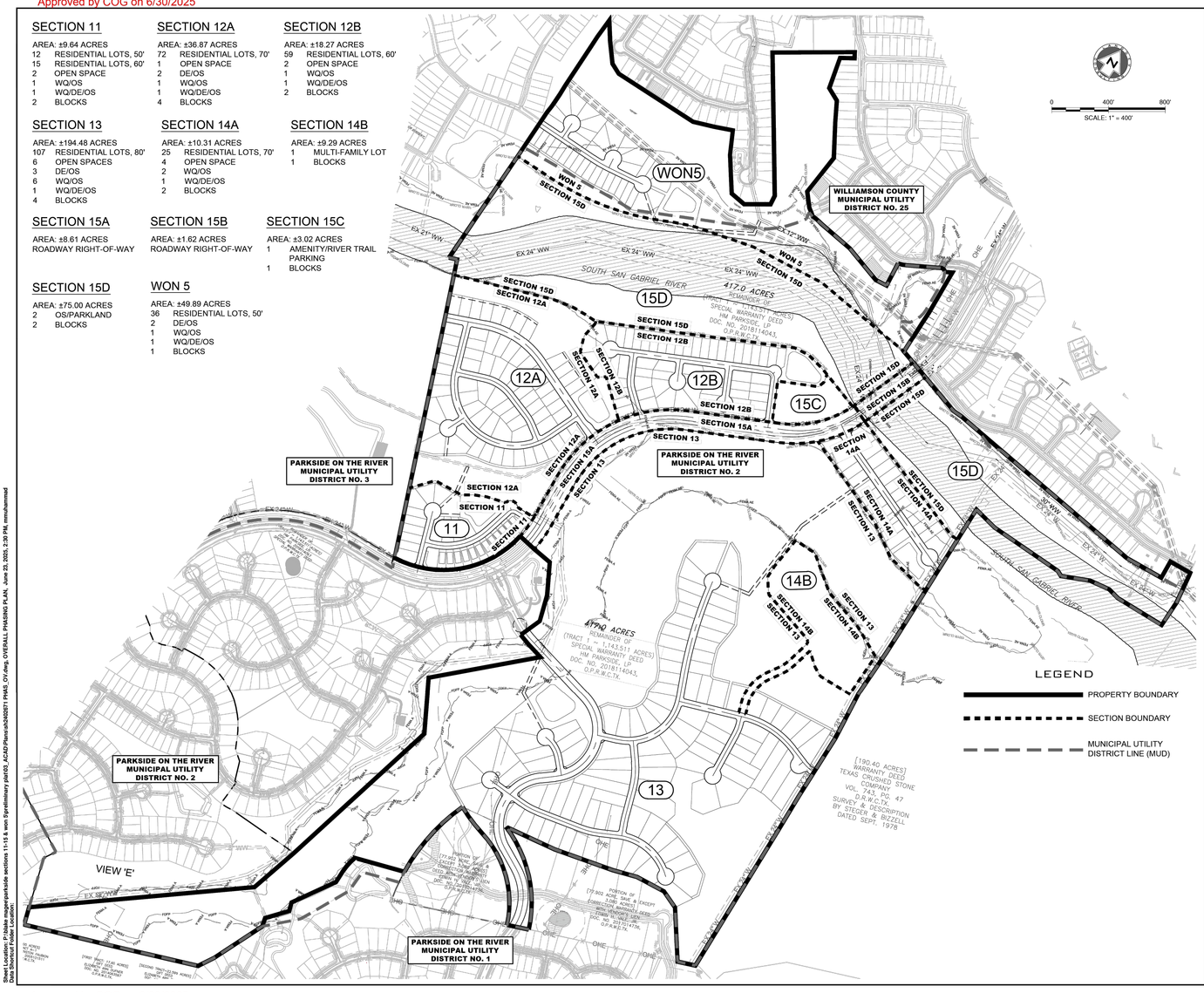
SECTION 15A
AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B
AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C
AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D
AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5
AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS



OVERALL PHASING PLAN

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 2 OF 25

2024 - 15 - PP

Sheet Location: P:\data files\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\426023 PHAS_OV.dwg, OVERALL PHASING PLAN, June 23, 2025, 2:26 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

PRELIMINARY PLAT
FOR
PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5

GEORGETOWN, WILLIAMSON COUNTY, TEXAS
2024-15-PP

INITIAL SUBMITTAL DATE: 9/16/2024

OWNER/DEVELOPER:
HM PARKSIDE, LP
P.O. BOX 5397
AUSTIN, TX 78763
(512) 481-0303
BLAKE@BLAKEMAGEECO.COM

ENGINEER/SURVEYOR:
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
CHRISTINE.CAMPBELL@HRGREEN.COM

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE SOUTH FORK OF THE SAN GABRIEL WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS SUBDIVISION ARE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 48491C0460F, EFFECTIVE DATE DECEMBER 20, 2019 AND 48491C0480F, EFFECTIVE DATE DECEMBER 20, 2019. PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-2071R AND THE APPROVED LOMR #21-06-0115P. NO PORTION OF THIS SUBDIVISION IS WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008.

LEGAL DESCRIPTION:

DESCRIPTION OF 417.0 ACRES OF LAND IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, AND THE ISAAC DONAGAN SURVEY, ABSTRACT NO. 178, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 1,143.511 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1, AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE, LP OF RECORD IN DOCUMENT NO. 2018114043, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3.080 ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HM PARKSIDE LP OF RECORD IN DOCUMENT NO. 2020031564, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

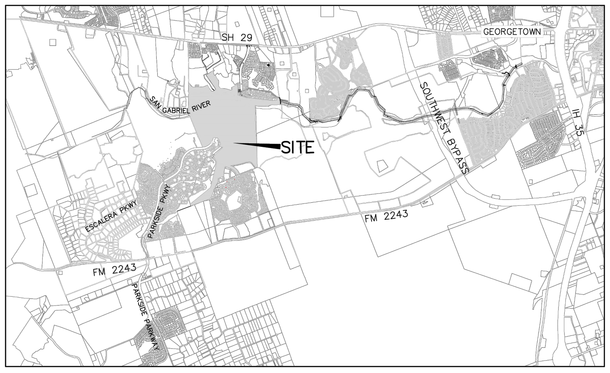
BENCHMARK NOTE:

NAVD88 - GEOID12B

HORIZONTAL DATUM:
TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
VERTICAL DATUM:
NAVD88 - GEOID 12B

BM(1380)-322
COTTON GIN SPINDLE SET AT THE BASE OF A 28.5-INCH LIVE OAK
(TREE TAG NO. 6776)
GRID NORTHING = 10,197,947.90'
GRID EASTING = 3,105,969.20'
ELEVATION = 802.52'

BM(1380)-321
BOX SET ON CONCRETE WATER MAIN VENT PIPE
GRID NORTHING = 10,197,276.85'
GRID EASTING = 3,105,999.79'
ELEVATION = 808.86'



VICINITY MAP
SCALE: 1"=4000'

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PHASING PLAN
3	PHASING PLAN VIEW A
4	PHASING PLAN VIEW B
5	PHASING PLAN VIEW C
6	PHASING PLAN VIEW D
7	PHASING PLAN VIEW E
8	OVERALL PRELIMINARY PLAN
9	PRELIMINARY PLAT VIEW A
10	PRELIMINARY PLAT VIEW B
11	PRELIMINARY PLAT VIEW C
12	PRELIMINARY PLAT VIEW D
13	PRELIMINARY PLAT VIEW E
14	PRELIMINARY PLAT VIEW F
15	PRELIMINARY PLAT VIEW G
16	PRELIMINARY PLAT VIEW H
17	PRELIMINARY PLAT VIEW I
18	PRELIMINARY PLAT VIEW J
19	PRELIMINARY PLAT VIEW K
20	PRELIMINARY PLAT VIEW L
21	TREE LIST & ROADWAY CURVE TABLES
22	BLOCK CURVE TABLES
23	LOT AREAS
24	METES AND BOUNDS SHEET
25	PRELIMINARY PLAT NOTES

PROJECT SUMMARY

TOTAL SITE AREA: 417.00 ACRES

RESIDENTIAL LOTS	- 326 (101.33 ACRES)
OPEN SPACE LOTS	- 15 (3.75 ACRES)
OPEN SPACE /DRAINAGE LOTS	- 7 (175.67 ACRES)
OPEN SPACE /WATER QUALITY LOTS	- 12 (3.73 ACRES)
OPEN SPACE /PARKLAND LOTS	- 2 (75.00 ACRES)
OPEN SPACE /DRAINAGE /WATER QUALITY LOTS	- 6 (10.02 ACRES)
MULTI-FAMILY LOT	- 1 (9.29 ACRES)
AMENITY/RIVER TRAIL PARKING LOT	- 1 (3.02 ACRES)
TOTAL LOTS	- 370 (381.81 ACRES)
NUMBER OF BLOCKS	- 15

STREETS (ROW AREA): 35.19 ACRES

STREETS

NAME	CLASSIFICATION	ROW WIDTH	MIN. PVMT WIDTH (F-F)	CURB TYPE	DESIGN SPEED	LENGTH (LF)	CUL-DE-SAC	MAINTENANCE AUTHORITY
PARKSIDE PARKWAY	MINOR ARTERIAL	135'	48'	SPILL CURB & RIBBON CURB	40 MPH	3,106	NONE	PUBLIC
GREENVIEW PARKWAY	NEIGHBORHOOD COLLECTOR	70'	40'	24" CURB & GUTTER	30 MPH	2,718	NONE	PUBLIC
RUACH ROAD	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	473	60' RADIUS	PUBLIC
GAMALIEL LOOP	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	928	NONE	PUBLIC
TREASURE HOUSE WAY	LOCAL RESIDENTIAL	VARIES	35'	24" CURB & GUTTER	25 MPH	1,474	NONE	PUBLIC
MORNING SUNRISE CIRCLE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,631	NONE	PUBLIC
ELIEL WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	812	NONE	PUBLIC
KAVOD COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	134	60' RADIUS	PUBLIC
KADOSH WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	505	NONE	PUBLIC
CHARIS DRIVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,576	60' RADIUS	PUBLIC
ADONIRAM COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	160	60' RADIUS	PUBLIC
JEHOVAH JIREH COURT	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	270	60' RADIUS	PUBLIC
ABDIEL WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,468	(2) 60' RADIUS	PUBLIC
TERRI JO COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	301	60' RADIUS	PUBLIC
GLOWING SUNSET STREET	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,591	60' RADIUS	PUBLIC
GENTLE BREEZE PASS	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	681	NONE	PUBLIC
BILLOWING OAK WAY	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	1,111	NONE	PUBLIC
FLOWING RAIN ROAD	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	465	60' RADIUS	PUBLIC
TRANQUIL SERENITY WAY	LOCAL RESIDENTIAL	VARIES	28'	24" CURB & GUTTER	25 MPH	1,238	60' RADIUS	PUBLIC
TREE BEND DRIVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	845	60' RADIUS	PUBLIC
BERAKAH COVE	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	122	60' RADIUS	PUBLIC
RED SEA COURT	LOCAL RESIDENTIAL	50'	28'	24" CURB & GUTTER	25 MPH	71	60' RADIUS	PUBLIC

SUBMITTAL DATE : MAY 16, 2025

SUBMITTED BY : 05/16/2025

CHRISTINE CAMPBELL, P.E. DATE
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696

Amendment approved by the City of Georgetown on:

June 30, 2025

This Preliminary Plat **will expire 24 months** from the **original** date of approval, if the applicable conditions of UDC sections 3.08.070 are not met.

*Alterations to this plan set may require amendment, review, and additional fee. **UDC 3.08.070**

COVER SHEET

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 1 OF 25

2024 - 15 - PP

Sheet Location: P:\data files\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\426023 PP COVR.dwg, COVER SHEET, June 23, 2025, 2:29 PM, mmuhammad
Data Shortcut Folder Location:

P:\data files\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\426023 PLAT (1-2 OF 25).dwg, PRELIMINARY PLAT (1-2 OF 25), November 20, 2025, 1:16 PM, mmuhammad

PRELIMINARY PLAT (3-4 OF 25)
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 5 OF 60
2025-23-CON

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

Approved by COG on 6/30/2025

SECTION 11
AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A
AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
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1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B
AREA: ±18.27 ACRES
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SECTION 13
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ROADWAY RIGHT-OF-WAY

SECTION 15B
AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C
AREA: ±3.02 ACRES
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1 BLOCKS

SECTION 15D
AREA: ±75.00 ACRES
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2 BLOCKS

WON 5
AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
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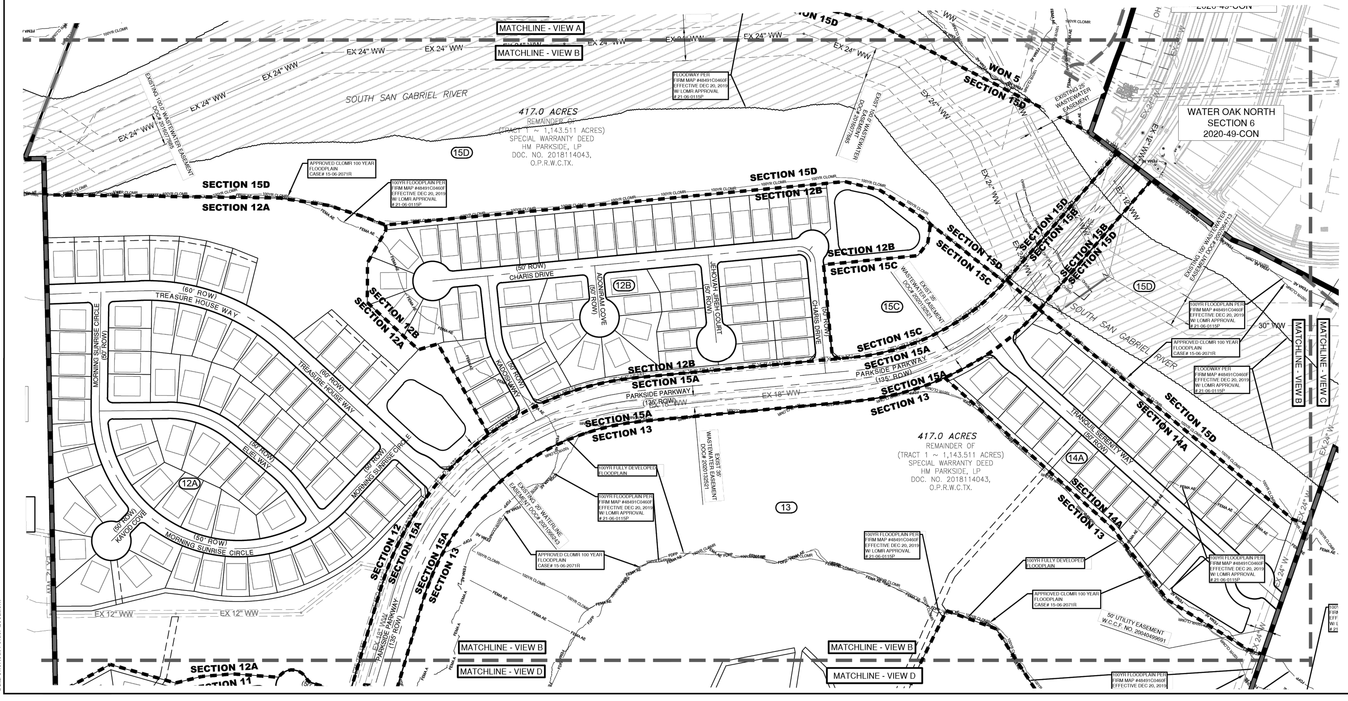
1 WQ/DE/OS
1 BLOCKS

LEGEND
- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

VIEW A / VIEW B / VIEW C / VIEW D / VIEW E

0 200' 400'
SCALE: 1" = 200'


MATCHLINE - VIEW A
MATCHLINE - VIEW B
MATCHLINE - VIEW D
SOUTH SAN GABRIEL RIVER
417.0 ACRES
REMAINDER OF
(TRACT 1 ~ 1,143.511 ACRES)
SPECIAL WARRANTY DEED
I/M PARKSIDE, LP
DOC. NO. 2018114043,
O.P.R.W.C.TX.
WATER OAK NORTH
SECTION 6
2020-49-CON
SECTION 15D
SECTION 12A
SECTION 12B
SECTION 15C
SECTION 15A
SECTION 13
SECTION 14A
WON 5
TREASURE HOUSE WAY
CHARIS DRIVE
PARKSIDE PARKWAY
SUNSHINE SUMMER CIRCLE
SUNSHINE SUMMER COVE
SUNSHINE SUMMER DRIVE
SUNSHINE SUMMER WAY
KACHINA SUNRISE CIRCLE
KACHINA SUNRISE DRIVE
KACHINA SUNRISE WAY
EX 24" WW
EX 12" WW
EX 8" WW
EX 6" WW
EX 24" WW CLOMR
EX 24" WW FEMA AE
EX 24" WW FEMA A
EX 24" WW 100YR CLOMR
EX 24" WW FDFP
APPROVED CLOMR-100 YEARS FLOODPLAIN CASE # 15-06-2071R
EFFECTIVE DEC 20, 2019
W/ LOMR APPROVAL
P.E.-06-2071R
EXISTING 100 YEAR FLOODPLAIN
EFFECTIVE DEC 20, 2019
W/ LOMR APPROVAL
P.E.-06-2071R
EXISTING FEMA 100 YEAR FLOODPLAIN
FIRM MAP 48491C0460F
EFFECTIVE DEC 20, 2019
W/ LOMR APPROVAL
P.E.-06-2071R
EXISTING FEMA FLOODWAY
FIRM MAP 48491C0460F
EFFECTIVE DEC 20, 2019
W/ LOMR APPROVAL
P.E.-06-2071R
80' ROW
60' ROW
30' ROW
50' ROW
50' UTILITY EASEMENT
W.C.C.F. NO. 2006066931
EXISTING 50' WATER EASEMENT
EXISTING 50' WATER EASEMENT
EXISTING 50' WATER EASEMENT

PRELIMINARY PLAT (5-6 OF 25)
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 6 OF 60
2025-23-CON

NO.	REVISION	BY	DATE

Know what's below. Call before you dig.

HRGreen.
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101
DEVELOPMENT TX

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

Approved by COG on 6/30/2025

SECTION 11
AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A
AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B
AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13
AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A
AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B
AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

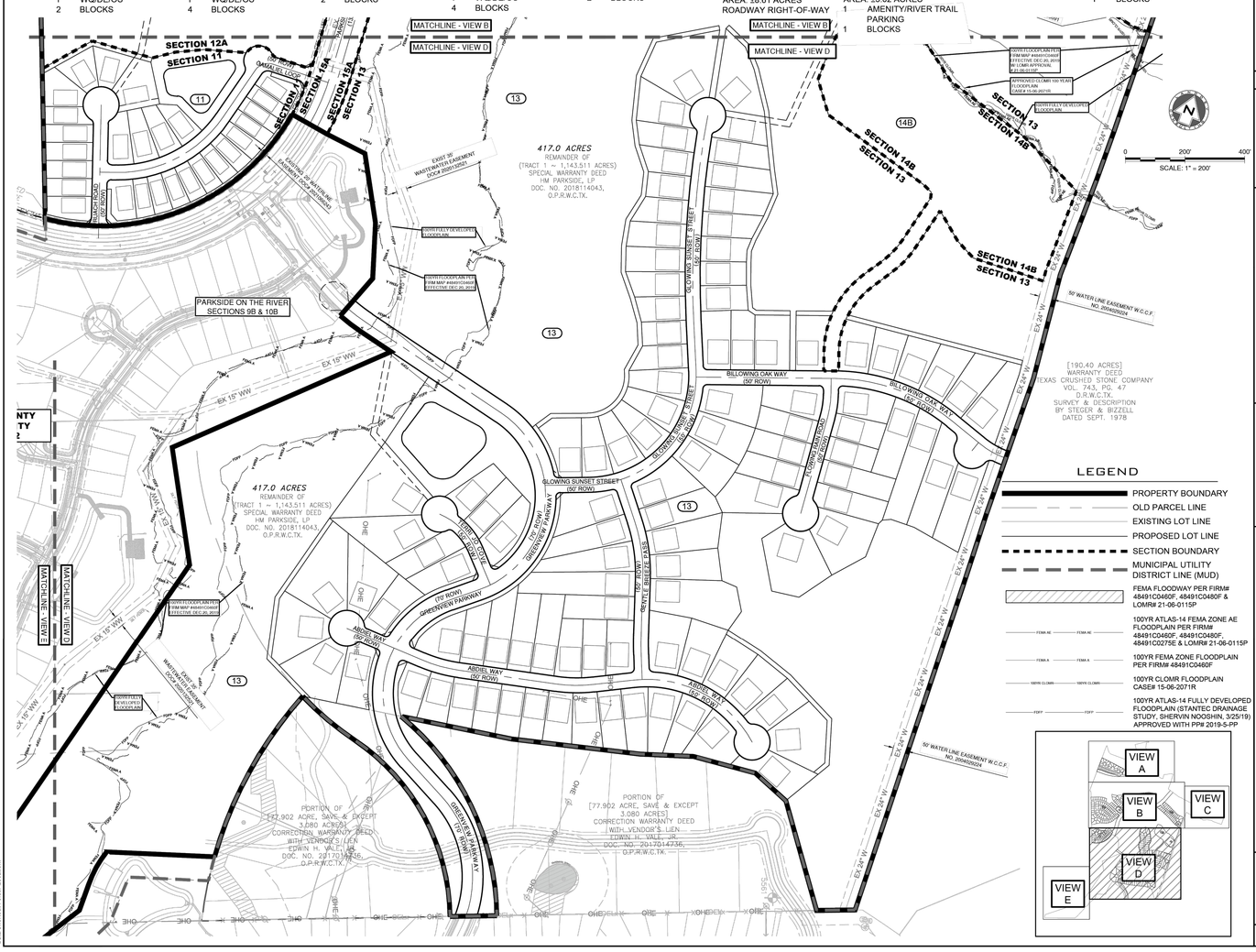
SECTION 15A
AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B
AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C
AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D
AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5
AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS



LEGEND
- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

PHASING PLAN VIEW D
PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 6 OF 25

2024 - 15 - PP

Sheet Location: P:\data\mageon\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\240527 PHAS.dwg, PHASING PLAN VIEW D, June 23, 2025, 2:30 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11
AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A
AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 12B
AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 13
AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
3 DE/OS
6 WQ/OS
1 WQ/DE/OS
4 BLOCKS

SECTION 14A
AREA: ±10.31 ACRES
25 RESIDENTIAL LOTS, 70'
4 OPEN SPACE
2 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 14B
AREA: ±9.29 ACRES
1 MULTI-FAMILY LOT
1 BLOCKS

SECTION 15A
AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

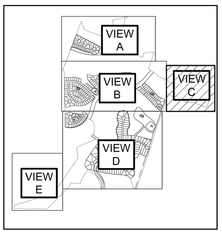
SECTION 15B
AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

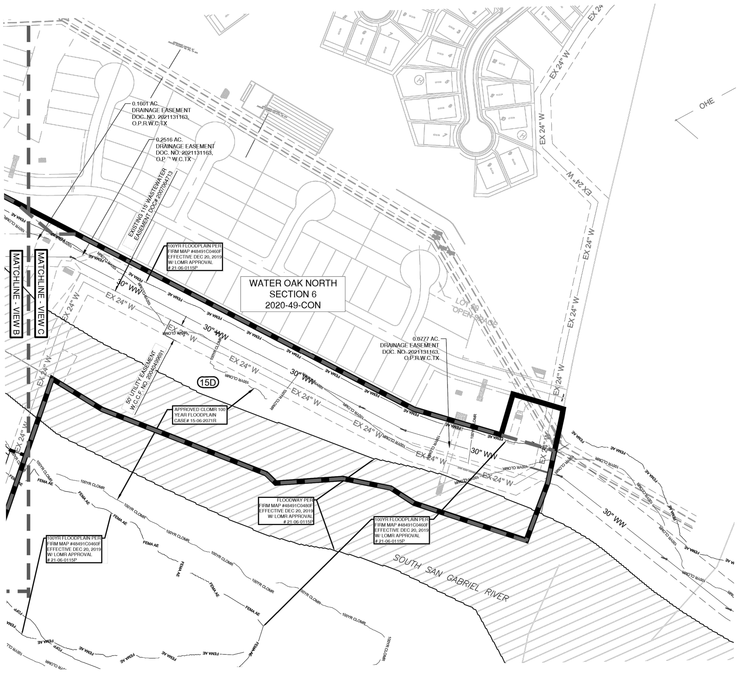
SECTION 15C
AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

SECTION 15D
AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5
AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS

LEGEND
- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP





PHASING PLAN VIEW C
PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 5 OF 25

2024 - 15 - PP

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Data Shortcut Folder Location:

PRELIMINARY PLAT (7-8 OF 25)

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY: ___
SHEET 7 OF 60
2025-23-CON

NO.	REVISION	BY	DATE

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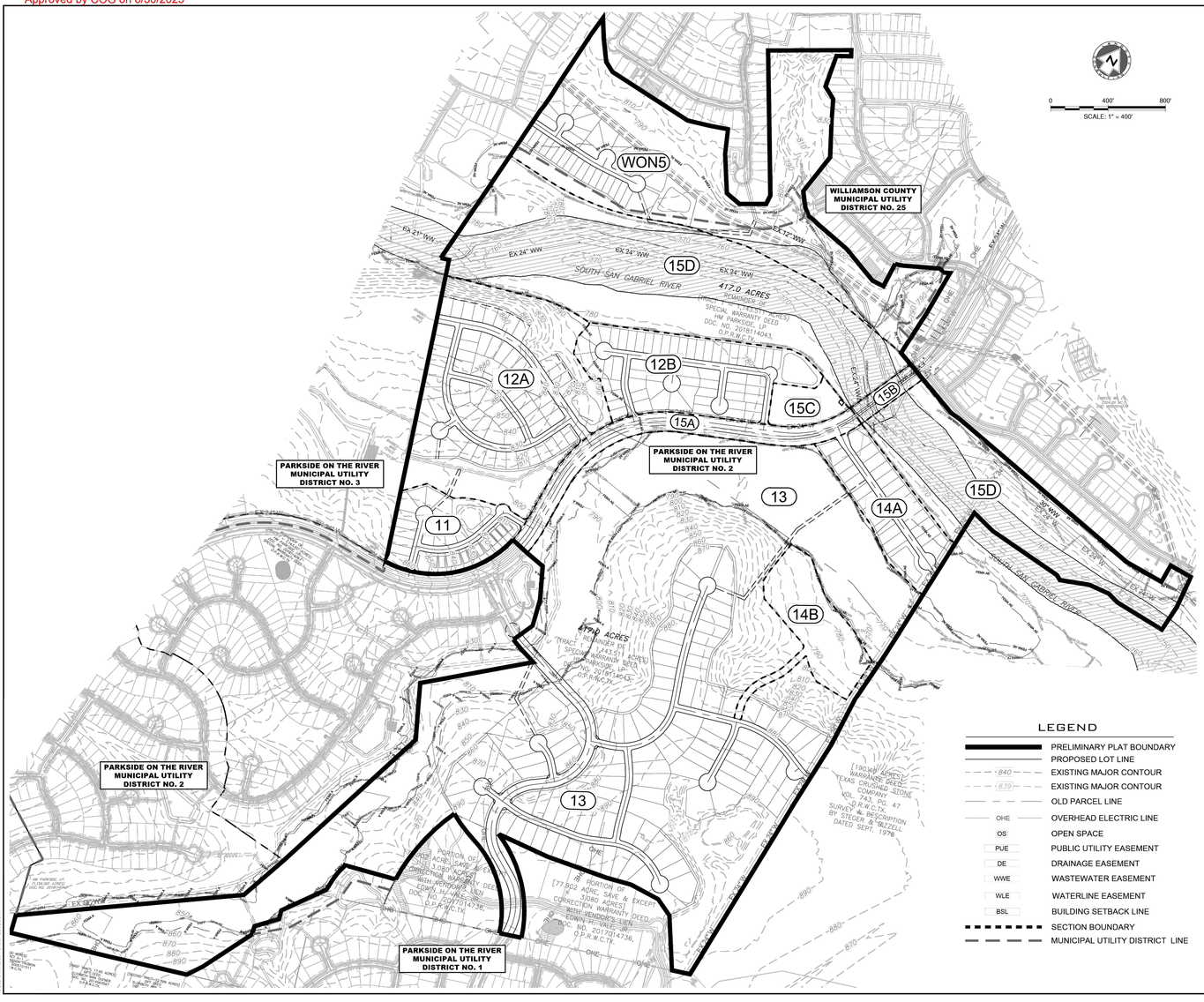
HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
512.872.0696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

Approved by COG on 6/30/2025



LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OLD PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OS — OPEN SPACE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

OVERALL PRELIMINARY PLAN

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 8 OF 25
2024 -15 - PP

Sheet Location: P:\data\mageon\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\ck240071 PRPL_OV.dwg, OVERALL PRELIMINARY PLAN, June 25, 2025, 2:31 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

SECTION 11
AREA: ±9.64 ACRES
12 RESIDENTIAL LOTS, 50'
15 RESIDENTIAL LOTS, 60'
2 OPEN SPACE
1 WQ/OS
1 WQ/DE/OS
2 BLOCKS

SECTION 12A
AREA: ±36.87 ACRES
72 RESIDENTIAL LOTS, 70'
1 OPEN SPACE
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1 WQ/DE/OS
4 BLOCKS

SECTION 12B
AREA: ±18.27 ACRES
59 RESIDENTIAL LOTS, 60'
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SECTION 13
AREA: ±194.48 ACRES
107 RESIDENTIAL LOTS, 80'
6 OPEN SPACES
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6 WQ/OS
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SECTION 14A
AREA: ±10.31 ACRES
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AREA: ±9.29 ACRES
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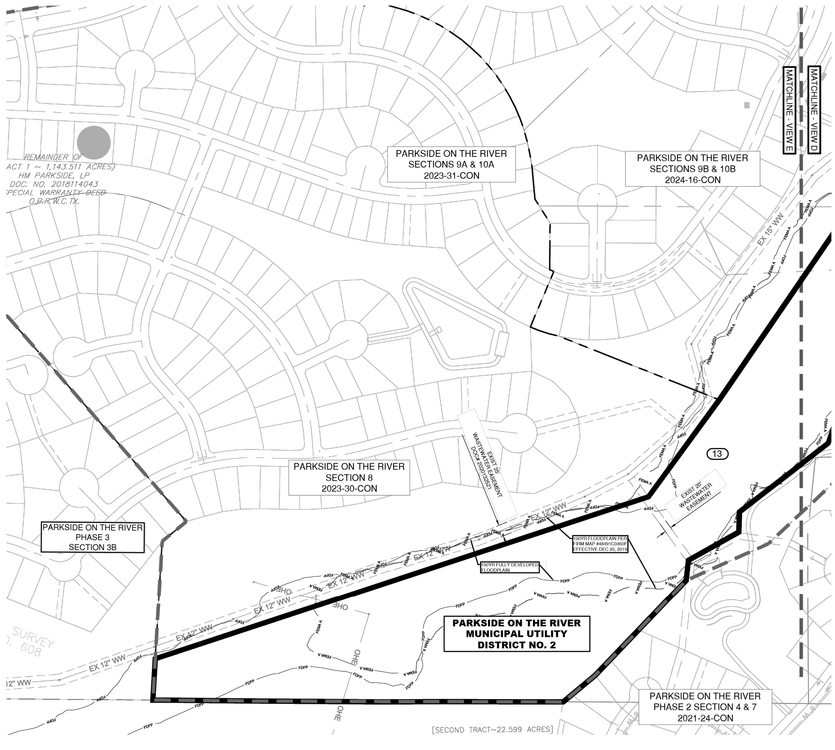
AREA: ±8.61 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15B
AREA: ±1.62 ACRES
ROADWAY RIGHT-OF-WAY

SECTION 15C
AREA: ±3.02 ACRES
1 AMENITY/RIVER TRAIL PARKING
1 BLOCKS

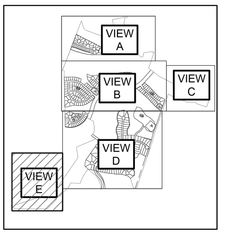
SECTION 15D
AREA: ±75.00 ACRES
2 OS/PARKLAND
2 BLOCKS

WON 5
AREA: ±49.89 ACRES
36 RESIDENTIAL LOTS, 50'
2 DE/OS
1 WQ/OS
1 WQ/DE/OS
1 BLOCKS



LEGEND

- PROPERTY BOUNDARY
- OLD PARCEL LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE (MUD)
- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP



PHASING PLAN VIEW E

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 7 OF 25
2024 -15 - PP

Sheet Location: P:\data\mageon\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\ck240071 PHVE.dwg, PHASING PLAN VIEW E, June 23, 2025, 2:39 PM, mmuhammad
Data Shortcut Folder Location:

PRELIMINARY PLAT (9-10 OF 25)

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY: ____

SHEET 8 OF 60
2025-23-CON

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101
DEVELOPMENT TX

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OS — OPEN SPACE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
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- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

VIEW A · VIEW B · VIEW C · VIEW D · VIEW E · VIEW F · VIEW G · VIEW H · VIEW I · VIEW J · VIEW K · VIEW L

CRESCENT BLUFF SECTION 4

WATER OAK NORTH SECTION 4 PHASE 1 CON-2016-002

LOT 40 DE/OS 1,581,566 SF BLOCK O

TRACT 2 EASEMENT, ESTATE DRAINAGE EASEMENT 62.775 DOC# 2010065270

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

EXISTING 20.0' WASTEWATER EASEMENT

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

MATCHLINE - VIEW A

MATCHLINE - VIEW B

MATCHLINE - VIEW D

PRELIMINARY PLAT
VIEW B

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 10 OF 25

2024 -15 - PP

Sheet Location: P:\data\mageon\tx\site sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\ACAD2021 PRPL.dwg, PRELIMINARY PLAT VIEW B, June 23, 2025, 2:33 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

VIEW A · VIEW B · VIEW C · VIEW D · VIEW E · VIEW F · VIEW G · VIEW H · VIEW I · VIEW J · VIEW K · VIEW L

SCALE: 1" = 100'

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OS — OPEN SPACE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

CRESCENT BLUFF SECTION 5 2021-10-CON

CRESCENT BLUFF WEST SECTION 10 (PRELIMINARY)

TRACT 2 EASEMENT, ESTATE DRAINAGE EASEMENT 62.775 DOC# 2010065270

LOT 40 DE/OS 1,581,566 SF BLOCK O

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

30' PIPELINE EASEMENT VOL. 651 PG. 606

50' PIPELINE EASEMENT VOL. 2244 PG. 259

PROPOSED 20' WASTEWATER EASEMENT

LOT 39 DE/OS 87,878 SF BLOCK O

LOT 39 WQ/DE/OS 72,856 SF BLOCK O

LOT 37 WQ/OS 15,002 SF BLOCK O

LOT 1 OS/PARKLAND 2,148,207 SF BLOCK L

APPROVED CLOMR 100 YEAR FLOODPLAIN CASE# 15-06-2071R

FLOODWAY PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

WON 5 SECTION 15D

TRACT 2 EASEMENT ESTATE DRAINAGE EASEMENT 62.775 ACRES DOC# 2010065270

MATCHLINE - VIEW A

MATCHLINE - VIEW B

MATCHLINE - VIEW C

PRELIMINARY PLAT
VIEW A

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 9 OF 25

2024 -15 - PP

Sheet Location: P:\data\mageon\tx\site sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\ACAD2021 PRPL.dwg, PRELIMINARY PLAT VIEW A, June 23, 2025, 2:33 PM, mmuhammad
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Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE LEGEND

HERITAGE TREE TO REMAIN

HERITAGE TREE TO BE REMOVED

FLOODPLAIN LEGEND

FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0465F & LOMR# 21-06-0115P

100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN

100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F, 48491C0470E & LOMR# 21-06-0115P

100YR CLAMR FLOODPLAIN CASE# 15-06-2071R

100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN

(STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

EASEMENT 46.776 ACRES DOC# 2019056070

LEGEND

PRELIMINARY PLAT BOUNDARY

PROPOSED LOT LINE

EXISTING MAJOR CONTOUR

EXISTING MAJOR CONTOUR

OLD PARCEL LINE

OVERHEAD ELECTRIC LINE

OS OPEN SPACE

PUE PUBLIC UTILITY EASEMENT

DE DRAINAGE EASEMENT

WWE WASTEWATER EASEMENT

WLE WATERLINE EASEMENT

BSL BUILDING SETBACK LINE

SECTION BOUNDARY

MUNICIPAL UTILITY DISTRICT LINE

SCALE: 1" = 100'

0 100' 200'

VIEW A | VIEW B | VIEW C | VIEW D | VIEW E | VIEW F | VIEW G | VIEW H | VIEW I | VIEW J | VIEW K | VIEW L

MATCHLINE - VIEW C

MATCHLINE - VIEW D

MATCHLINE - VIEW E

MATCHLINE - VIEW G

PARKSIDE ON THE RIVER MUNICIPAL UTILITY DISTRICT NO. 2

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

SECTION 12A | SECTION 12B | SECTION 15A | SECTION 15B | SECTION 15C | SECTION 15D

PROPOSED 15' WATER QUALITY EASEMENT

EXISTING 15' WASTEWATER EASEMENT DOC# 2018077685

EXISTING 100' G WASTEWATER EASEMENT DOC# 2020-49-CON

EXISTING 100' G WASTEWATER EASEMENT DOC# 2020-49-CON

EXISTING 25.0' WASTEWATER EASEMENT

PROPOSED 25.0' WASTEWATER EASEMENT

EXISTING 15' WATERLINE EASEMENT

EXISTING 12' WATERLINE EASEMENT

PROPOSED 15' WATERLINE EASEMENT

FLOODWAY PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

100YR FLOODPLAIN PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

APPROVED LOMR TO TEXAS FLOODPLAIN CASE# 15-06-2071R

100YR FLOODPLAIN PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

SOUTH SAN GABRIEL RIVER

LOT 1 OSPARKLAND BLOCK P

LOT 1 OSPARKLAND BLOCK N

LOT 2 AMENITY CENTER/ TRAIL PARKING 131,752 SF BLOCK L

LOT 3 WOODS 60,859 SF BLOCK L

LOT 4 WOODS 22,903 SF BLOCK L

LOT 1 WOODS OF WATER'S EDGE BLOCK K

LOT 6 WOODS 28,880 SF BLOCK I

LOT 1 WOODS OF COPPER CREEK BLOCK M

LOT 1 WOODS OF COPPER CREEK BLOCK L

LOT 1 WOODS OF COPPER CREEK BLOCK K

LOT 1 WOODS OF COPPER CREEK BLOCK H

LOT 1 WOODS OF COPPER CREEK BLOCK I

LOT 1 WOODS OF COPPER CREEK BLOCK J

LOT 1 WOODS OF COPPER CREEK BLOCK N

LOT 1 WOODS OF COPPER CREEK BLOCK O

PARKSIDE ON THE RIVER SECTION 1 PHASE 1 (2023-262-FPP)

PARKSIDE ON THE RIVER GT II (2023-262-FPP)

MORNING SUNRISE CIRCLE (50' ROW)

CHARLES DRIVE (50' ROW)

JESHOYAH JIREH COURT (50' ROW)

GRAMS DRIVE (50' ROW)

PARKSIDE PARKWAY (120' ROW)

NOONDAY GLOW (50' ROW)

HAGGAI DRIVE (50' ROW)

417.0 ACRES REMAINDER OF (TRACT 1 ~ 1,143.511 ACRES) SPECIAL WARRANTY DEED DOC. NO. 2018114043, O.R.W.C.TX.

APPROVED FLOODPLAN CASE# 15-06-2071R

100YR FLOODPLAN PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

FLOODWAY PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PRPL.dwg, PRELIMINARY PLAT VIEW D, June 23, 2025, 2:32 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE LEGEND
HERITAGE TREE TO REMAIN
HERITAGE TREE TO BE REMOVED
FLOODPLAIN LEGEND
FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0465F & LOMR# 21-06-0115P
100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN
100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F, 48491C0470E & LOMR# 21-06-0115P
100YR CLAMR FLOODPLAIN CASE# 15-06-2071R
100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN
(STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
LEGEND
PRELIMINARY PLAT BOUNDARY
PROPOSED LOT LINE
EXISTING MAJOR CONTOUR
EXISTING MAJOR CONTOUR
OLD PARCEL LINE
OVERHEAD ELECTRIC LINE
OS OPEN SPACE
PUE PUBLIC UTILITY EASEMENT
DE DRAINAGE EASEMENT
WWE WASTEWATER EASEMENT
WLE WATERLINE EASEMENT
BSL BUILDING SETBACK LINE
MUNICIPAL UTILITY DISTRICT LINE
SCALE: 1" = 100'
0 100' 200'
VIEW A | VIEW B | VIEW C | VIEW D | VIEW E | VIEW F | VIEW G | VIEW H | VIEW I | VIEW J | VIEW K | VIEW L
MATCHLINE - VIEW C
MATCHLINE - VIEW D
MATCHLINE - VIEW E
MATCHLINE - VIEW G
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
SECTION 12A | SECTION 12B | SECTION 15A | SECTION 15B | SECTION 15C | SECTION 15D
PROPOSED 15' WATER QUALITY EASEMENT
EXISTING 15' WASTEWATER EASEMENT DOC# 2018077685
EXISTING 100' G WASTEWATER EASEMENT DOC# 2020-49-CON
EXISTING 25.0' WASTEWATER EASEMENT
PROPOSED 25.0' WASTEWATER EASEMENT
EXISTING 15' WATERLINE EASEMENT
EXISTING 12' WATERLINE EASEMENT
PROPOSED 15' WATERLINE EASEMENT
FLOODWAY PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P
100YR FLOODPLAIN PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P
APPROVED LOMR TO TEXAS FLOODPLAN CASE# 15-06-2071R
100YR FLOODPLAIN PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P
SOUTH SAN GABRIEL RIVER
LOT 1 OSPARKLAND BLOCK P
LOT 1 OSPARKLAND BLOCK N
LOT 2 AMENITY CENTER/ TRAIL PARKING 131,752 SF BLOCK L
LOT 3 WOODS 60,859 SF BLOCK L
LOT 4 WOODS 22,903 SF BLOCK L
LOT 1 WOODS OF WATER'S EDGE BLOCK K
LOT 6 WOODS 28,880 SF BLOCK I
LOT 1 WOODS OF COPPER CREEK BLOCK M
LOT 1 WOODS OF COPPER CREEK BLOCK L
LOT 1 WOODS OF COPPER CREEK BLOCK K
LOT 1 WOODS OF COPPER CREEK BLOCK H
LOT 1 WOODS OF COPPER CREEK BLOCK I
LOT 1 WOODS OF COPPER CREEK BLOCK J
LOT 1 WOODS OF COPPER CREEK BLOCK N
LOT 1 WOODS OF COPPER CREEK BLOCK O
PARKSIDE ON THE RIVER SECTION 1 PHASE 1 (2023-262-FPP)
PARKSIDE ON THE RIVER GT II (2023-262-FPP)
MORNING SUNRISE CIRCLE (50' ROW)
CHARLES DRIVE (50' ROW)
JESHOYAH JIREH COURT (50' ROW)
GRAMS DRIVE (50' ROW)
PARKSIDE PARKWAY (120' ROW)
NOONDAY GLOW (50' ROW)
HAGGAI DRIVE (50' ROW)
417.0 ACRES REMAINDER OF (TRACT 1 ~ 1,143.511 ACRES) SPECIAL WARRANTY DEED DOC. NO. 2018114043, O.R.W.C.TX.
APPROVED FLOODPLAN CASE# 15-06-2071R
100YR FLOODPLAN PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P
FLOODWAY PER FIRM# 48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0115P

PRELIMINARY PLAT VIEW C

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TB
CHECKED BY: CC
APPROVED BY: SN
SHEET 11 OF 25
2024-15 - PP

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

PRELIMINARY PLAT VIEW D

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TB
CHECKED BY: CC
APPROVED BY: SN
SHEET 12 OF 25
2024-15 - PP

HRGreen. DEVELOPMENT TX
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AUSTIN, TEXAS 78735
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HRGREEN.COM
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SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
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NO.	REVISION	BY	DATE

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

PRELIMINARY PLAT (11-12 OF 25)

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

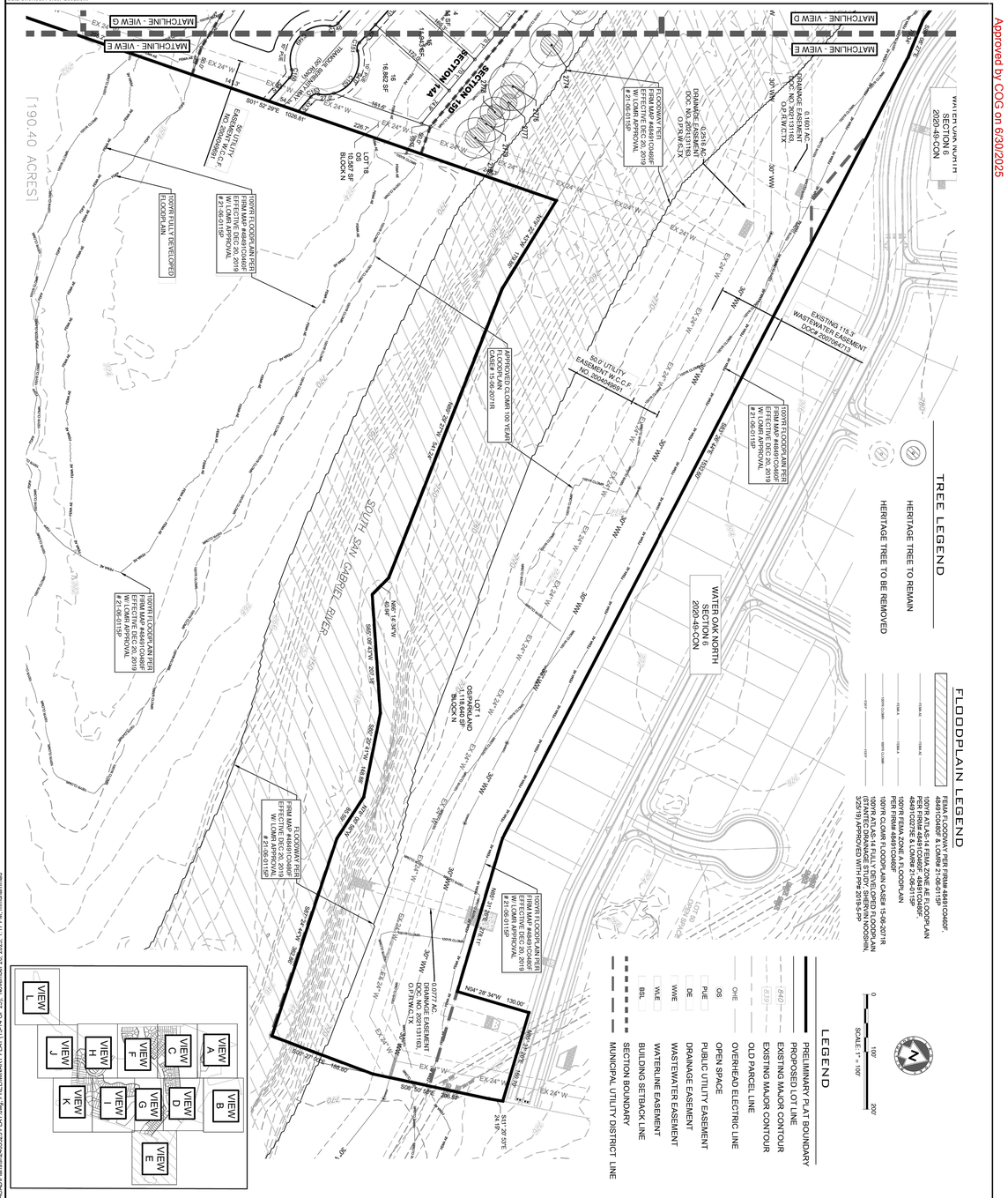
DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 9 OF 60
2025-23-CON

P:\Blake Magee\Parkside Sections 11-15 & WON 5\Working\15B\03_ACAD\Plans\sh2402671 PRPL.dwg, PRELIMINARY PLAT (11-12 OF 25), November 20, 2025 - 10:00 am, mmuhammad

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PRPL.dwg, PRELIMINARY PLAT VIEW E, June 23, 2025, 2:32 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025


MATCHLINE - VIEW G
MATCHLINE - VIEW E
MATCHLINE - VIEW D
SECTION 12A
SECTION 15B
WATER OAK NORTH SECTION 6 2020-49-CON
EXISTING 115' WASTEWATER EASEMENT VOL. 2003/94713
50.0' UTILITY EASEMENT W.C.C.F. NO. 2004/94897
100YR FULLY DEVELOPED FLOODPLAIN
100YR FLOODPLAIN PER FIRM MAP #48491C0480F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0111P
FLOODWAY PER FIRM MAP #48491C0480F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL # 21-06-0111P
APPROVED CLOMR-100 YEAR FLOODPLAIN CASE# 15-06-2071R
SOUTH SAN GABRIEL RIVER
[190.40 ACRES]
OPEN SPACE LOT 1 BLOCK N 1.116,640 SF
LOT 18 BLOCK N 10,587 SF
LOT 19 BLOCK N 10,587 SF
0.1801 AC DRAINAGE EASEMENT DOC. NO. 2021131163 O.P.R.W.C.TX
0.5918 AC DRAINAGE EASEMENT DOC. NO. 2021131163 O.P.R.W.C.TX
0.0777 AC DRAINAGE EASEMENT DOC. NO. 2021131163 O.P.R.W.C.TX
50' ELECTRIC EASEMENT NO DOCUMENT FOUND
S01° 52' 29"E 1026.81'
N04° 34' 56"W 130.00'
S01° 09' 03"E 24.97'
S88° 50' 57"W 266.59'
N88° 50' 57"E 266.59'
S88° 50' 57"W 30.00'
N88° 50' 57"E 30.00

Sheet Location: P:\blake magee\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PRPL.dwg, PRELIMINARY PLAT VIEW H, June 23, 2025, 2:33 PM, mmuhammad
Data Shortcut Folder Location:

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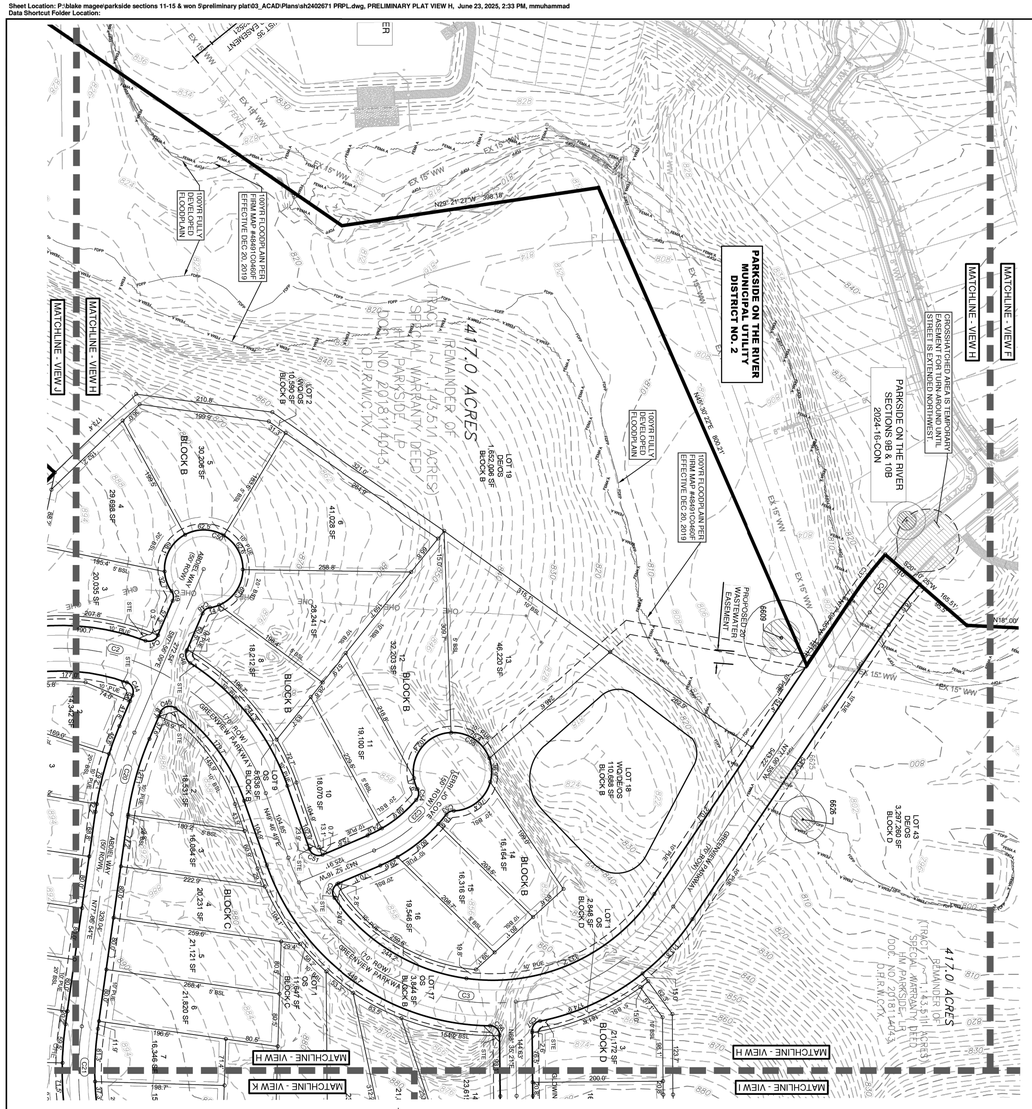

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OLD PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OS — OPEN SPACE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE 48491C0460F, 48491C0465F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE A FLOODPLAIN 48491C0460F, 48491C0465F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN PER WASTEWATER STUDY, SHERWIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED

PRELIMINARY PLAT VIEW H

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 16 OF 25
2024-15 - PP

HRGreen. DEVELOPMENT TX
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TBPLS NO: 10194101

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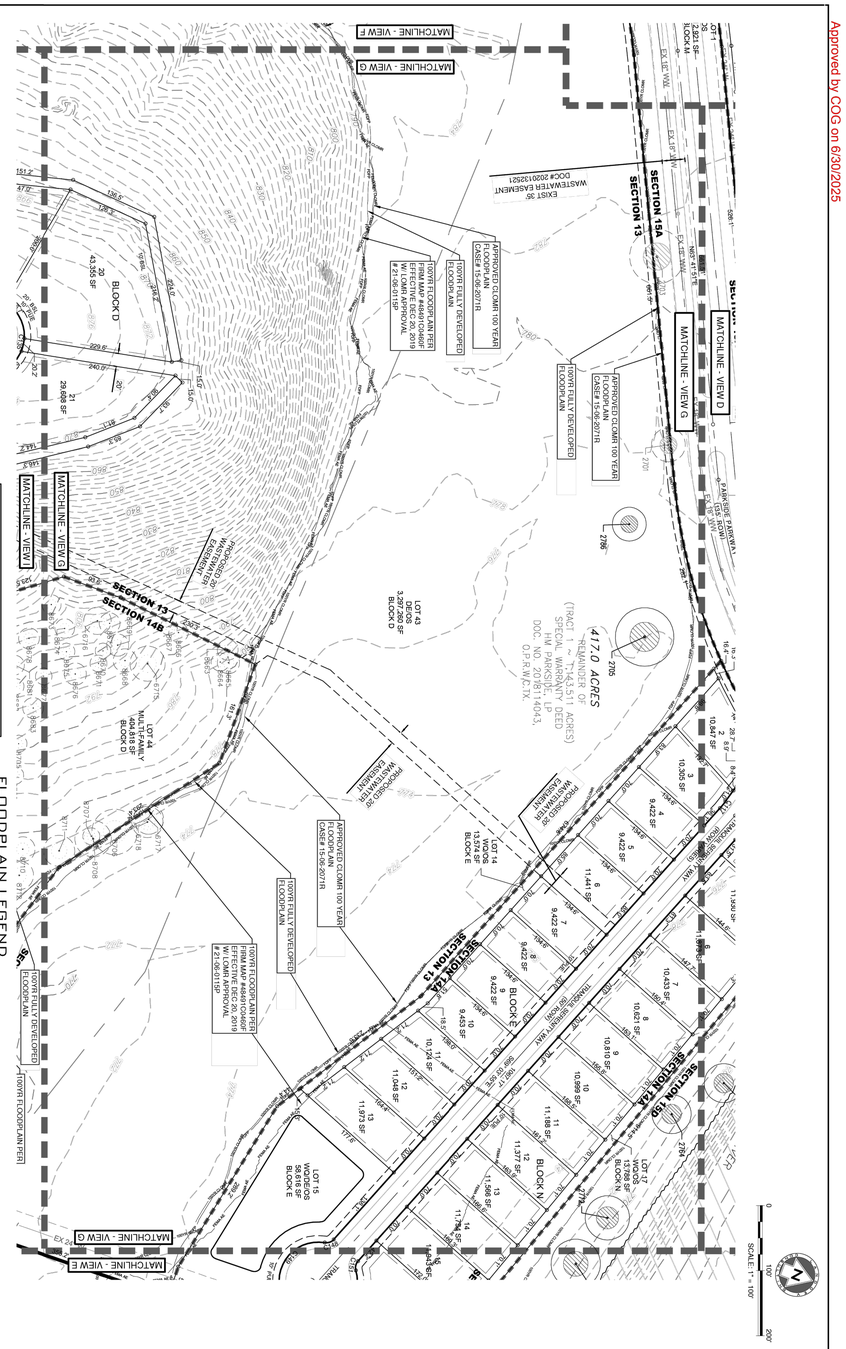
Data Shortcut Folder Location:

Approved by COG on 6/30/2025



LEGEND

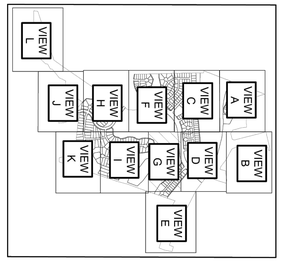
- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- OLD PARCEL LINE
- OHE — OVERHEAD ELECTRIC LINE
- OS — OPEN SPACE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- WWE — WASTEWATER EASEMENT
- WLE — WATERLINE EASEMENT
- BSL — BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE 48491C0460F, 48491C0465F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE A FLOODPLAIN 48491C0460F, 48491C0465F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN PER WASTEWATER STUDY, SHERWIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED



PRELIMINARY PLAT VIEW G

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 15 OF 25
2024-15 - PP

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SUITE 150
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TBPE NO: 16384
TBPLS NO: 10194101

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NO.	REVISION	BY	DATE

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

PRELIMINARY PLAT (15-16 OF 25)
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 11 OF 60
2025-23-CON

plotted on Monday, May 26, 2025 - 12:47 PM by Muhammad Talal Riaz
P:\blake magee\Parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402671 PRPL.dwg

PRELIMINARY PLAT (17-18 OF 25)
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 12 OF 60
2025-23-CON

NO.	REVISION	BY	DATE

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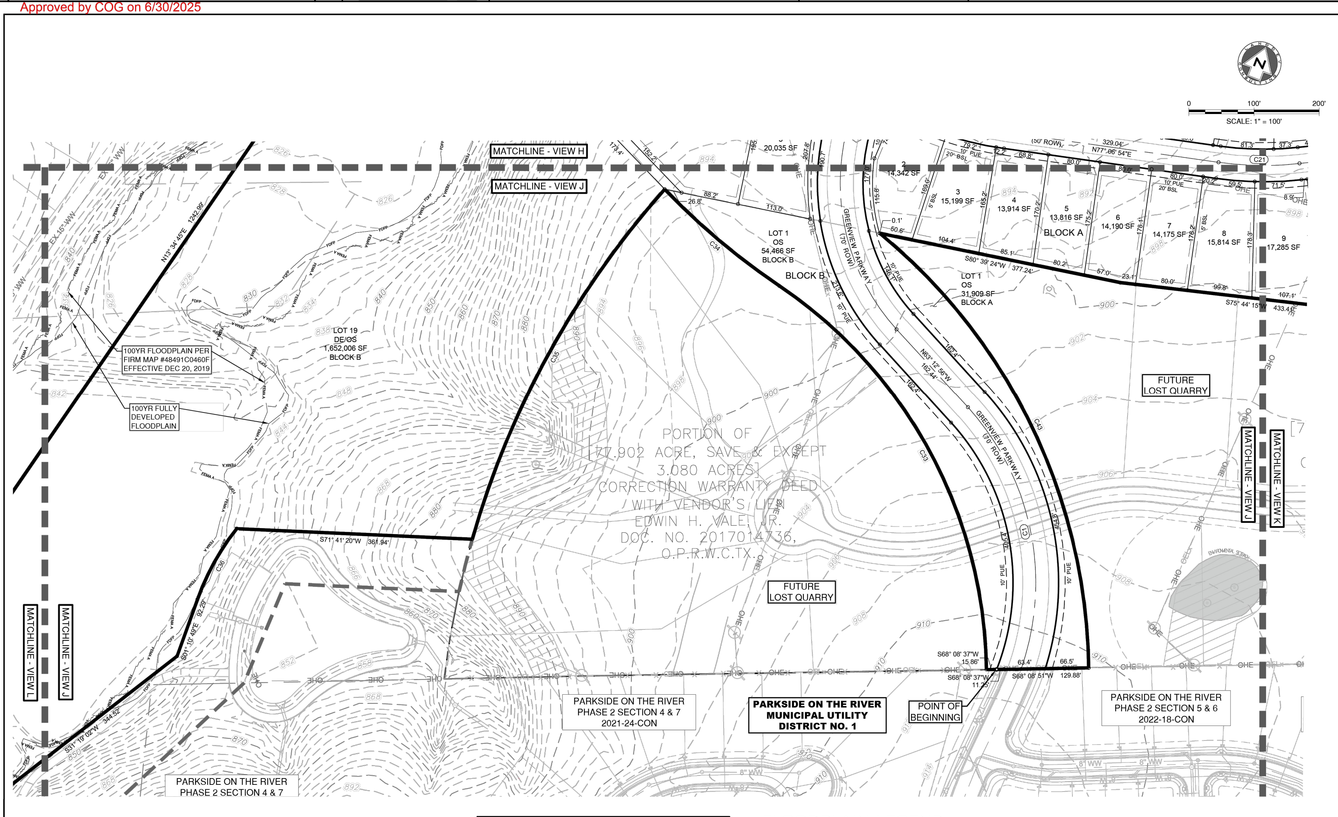
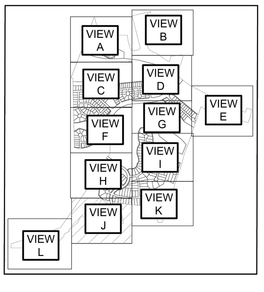
SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101
DEVELOPMENT TX

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

Approved by COG on 6/30/2025





FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
- 100YR FEMA ZONE A FLOODPLAIN PER FIRM# 48491C0460F
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OVERHEAD ELECTRIC LINE
- OPEN SPACE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- WASTEWATER EASEMENT
- WATERLINE EASEMENT
- BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

PRELIMINARY PLAT VIEW J

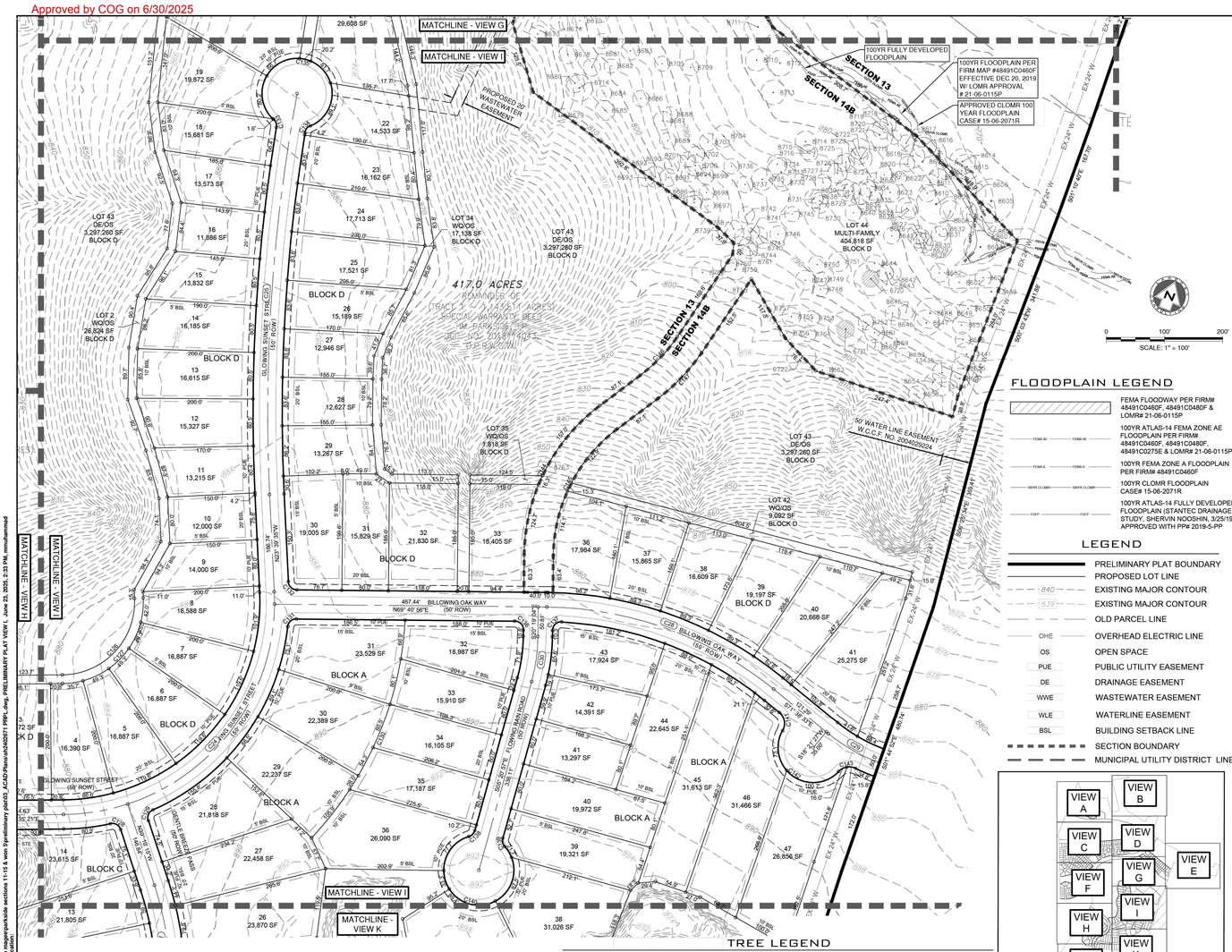
PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

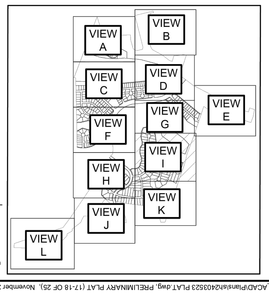
DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 18 OF 25

2024 - 15 - PP

Sheet Location: P:\data\mageon\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\ck250271 PRPL.dwg, PRELIMINARY PLAT VIEW J, June 23, 2025, 2:23 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025





FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
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TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED

LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OVERHEAD ELECTRIC LINE
- OPEN SPACE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- WASTEWATER EASEMENT
- WATERLINE EASEMENT
- BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

PRELIMINARY PLAT VIEW I

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 17 OF 25

2024 - 15 - PP

Sheet Location: P:\data\mageon\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\ck250271 PRPL.dwg, PRELIMINARY PLAT VIEW I, June 23, 2025, 2:23 PM, mmuhammad
Data Shortcut Folder Location:

PRELIMINARY PLAT (19-20 OF 25)
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 13 OF 60
2025-23-CON

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

Approved by COG on 6/30/2025

FLOODPLAIN LEGEND

- FEMA FLOODWAY PER FIRM# 48491C0460F, 48491C0480F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F, 48491C0480F, 48491C0275E & LOMR# 21-06-0115P
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- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP

VIEW A | VIEW B | VIEW C | VIEW D | VIEW E | VIEW F | VIEW G | VIEW H | VIEW I | VIEW J | VIEW K | VIEW L

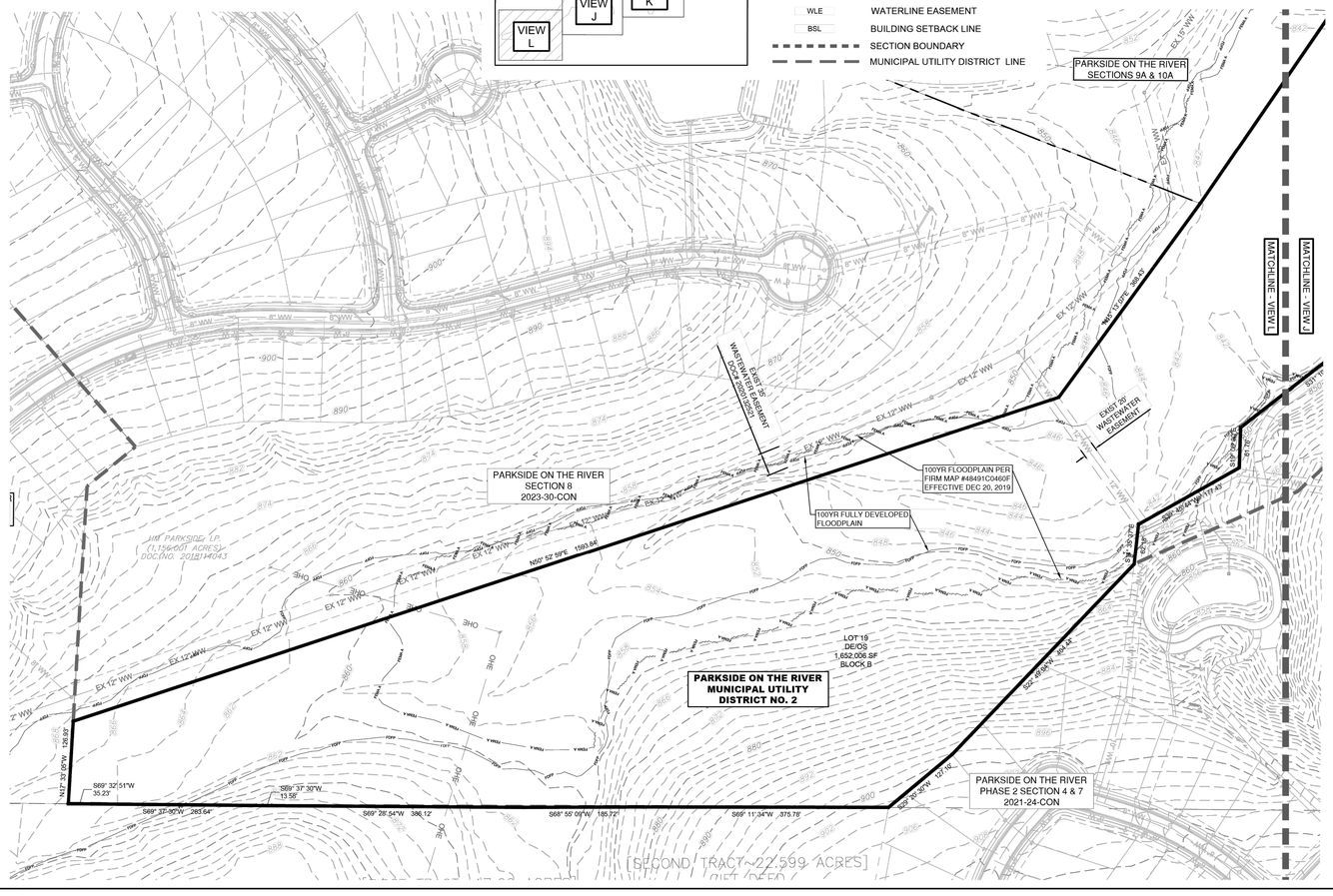
LEGEND

- PRELIMINARY PLAT BOUNDARY
- PROPOSED LOT LINE
- 840 EXISTING MAJOR CONTOUR
- 839 EXISTING MAJOR CONTOUR
- OLD PARCEL LINE
- OHE OVERHEAD ELECTRIC LINE
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WWE WASTEWATER EASEMENT
- WLE WATERLINE EASEMENT
- BSL BUILDING SETBACK LINE
- SECTION BOUNDARY
- MUNICIPAL UTILITY DISTRICT LINE

0 100' 200'
SCALE: 1" = 100'

TREE LEGEND

- HERITAGE TREE TO REMAIN
- HERITAGE TREE TO BE REMOVED



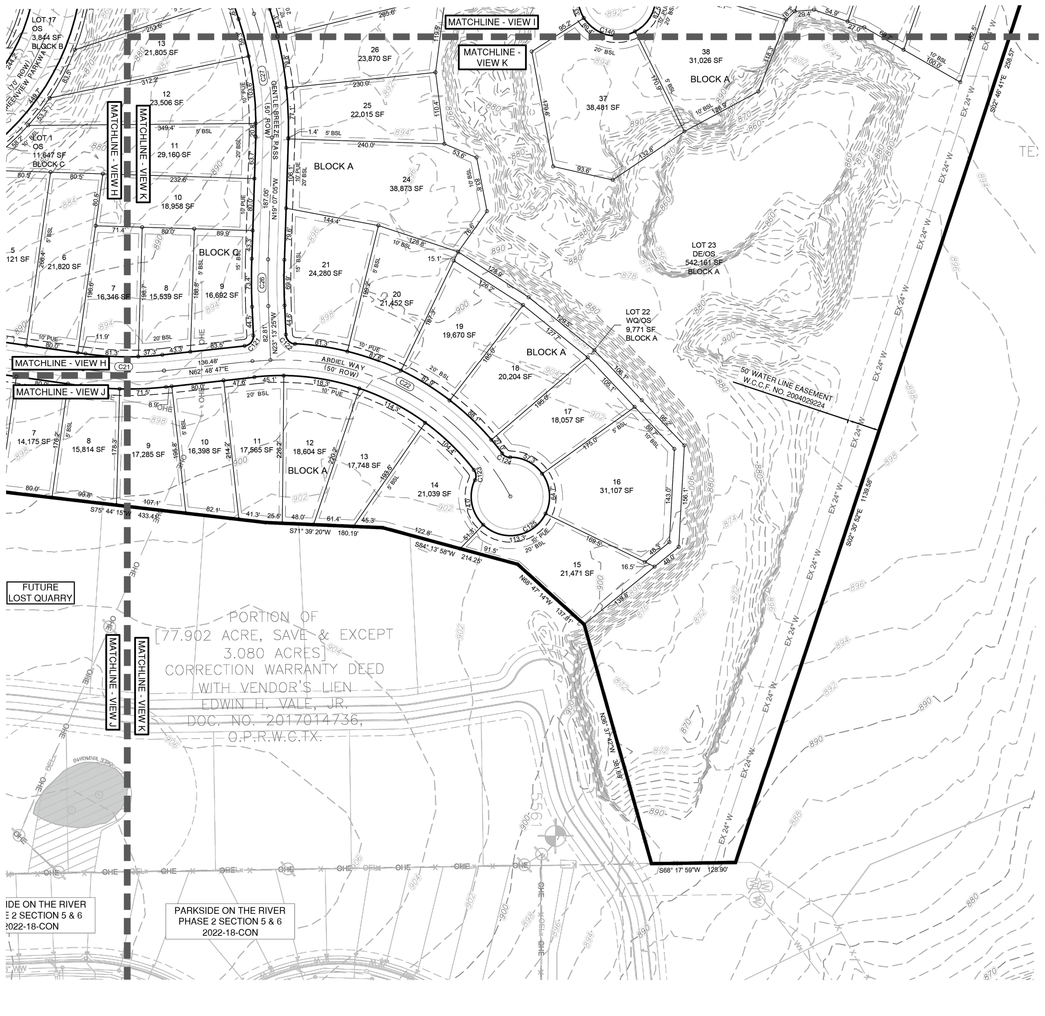
PRELIMINARY PLAT VIEW L

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 20 OF 25

2024 -15 - PP

Approved by COG on 6/30/2025



NOTE:

SINGLE-FAMILY LOTS AROUND BLOCK A, LOT 23 WILL REQUIRE GRADING, ON A CASE-BY-CASE BASIS, IN ORDER TO DEVELOP THESE LOTS AROUND THE OPEN SPACE/DRAINAGE EASEMENT LOT DUE TO EXISTING TOPOGRAPHY.

PRELIMINARY PLAT VIEW K

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 19 OF 25

2024 -15 - PP

Sheet Location: P:\data mageon\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\A24302\1 PRPL.dwg, PRELIMINARY PLAT VIEW K, June 23, 2025, 3:23 PM, mmuhammad
Data Shortcut Folder Location:

P:\data Mageon\Parkside Sections 11-15 & WON 5\Section 15B\03_ACAD\Plans\A24302\23 PLAT.dwg, PRELIMINARY PLAT (19-20 OF 25), November 20, 2025, 1:17 PM, mmuhammad

P:\plans Mager\Parkside Sections 11-15 & WON Sections 15\03_ACAD\Plans\24\03521 PLAT.dwg, PRELIMINARY PLAT (21-22 OF 25), November 20, 2025, 1:19 PM, mmummert

PRELIMINARY PLAT (21-22 OF 25)
PARKSIDE ON THE RIVER
SECTION 158
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY: ___
SHEET 14 OF 60
2025-23-CON

CHRISTINE N. CAMPBELL 142536 LICENSED PROFESSIONAL ENGINEER
11/20/2025

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TEXAS 78735 512.872.6696 HRGREEN.COM
TBPE NO: 16384 TBPLS NO: 10194101

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE

Approved by COG on 6/30/2025

BLOCK CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	696.01'	721.50'	55.272°	N49° 14' 58"W	669.34
C34	230.65'	1078.50'	12.253°	N70° 49' 58"W	230.21
C35	618.43'	1380.00'	25.676°	S7° 52' 44"W	613.27
C36	124.92'	385.27'	18.578°	S8° 06' 31"W	124.38
C37	87.54'	685.00'	7.322°	N73° 29' 15"W	87.48
C38	966.13'	733.75'	75.442°	N46° 11' 53"E	897.84
C39	49.46'	194.99'	14.532°	S84° 21' 25"E	49.32
C40	61.16'	232.50'	15.073°	N68° 03' 15"E	60.99
C41	39.21'	25.00'	89.873°	S74° 19' 42"E	35.32
C43	764.04'	878.50'	49.831°	S46° 34' 35"E	740.19
C44	24.39'	15.00'	93.155°	S45° 29' 11"W	21.79
C45	26.99'	15.00'	103.088°	S36° 23' 28"E	23.49
C46	21.03'	15.00'	80.317°	N51° 54' 21"E	19.35
C47	22.95'	15.00'	87.669°	N44° 06' 05"W	20.78
C48	15.12'	15.00'	57.769°	S59° 03' 05"E	14.49
C49	15.12'	15.00'	57.769°	S63° 10' 47"W	14.49
C50	309.49'	60.00'	295.538°	S2° 03' 51"W	64.00
C51	24.52'	15.00'	93.651°	N2° 57' 16"E	21.88
C52	26.77'	15.00'	102.255°	N85° 00' 05"E	23.36
C53	13.26'	15.00'	50.653°	S48° 02' 05"E	12.83
C54	17.56'	15.00'	67.078°	S76° 01' 09"W	16.58
C55	308.73'	60.00'	294.812°	N9° 53' 10"E	64.64
C56	23.26'	15.00'	88.831°	S24° 10' 25"W	21.00
C57	20.72'	15.00'	79.136°	S71° 50' 34"E	19.11
C58	154.04'	718.75'	12.279°	N78° 07' 21"E	153.74
C59	40.80'	25.00'	93.508°	N27° 04' 06"E	36.42
C60	41.27'	25.00'	94.587°	S66° 58' 32"E	36.74
C61	23.56'	15.00'	90.000°	S25° 18' 50"W	21.21
C62	23.56'	15.00'	90.000°	S64° 41' 10"E	21.21
C63	15.12'	15.00'	57.769°	S9° 11' 55"W	14.49
C64	15.12'	15.00'	57.769°	N48° 34' 14"W	14.49
C65	309.49'	60.00'	295.538°	N70° 18' 50"E	64.00
C66	783.01'	718.75'	62.418°	S33° 41' 28"W	744.86
C67	41.07'	25.00'	94.122°	N45° 26' 35"W	36.60
C68	40.13'	25.00'	91.967°	N41° 30' 46"E	35.96
C69	32.19'	25.00'	73.771°	S50° 35' 58"W	30.01
C70	19.14'	25.00'	43.861°	S70° 34' 25"E	18.67
C71	151.35'	50.00'	173.432°	S44° 38' 28"W	99.84
C72	24.34'	25.00'	55.789°	N14° 10' 49"W	23.39
C73	617.75'	590.00'	59.991°	N52° 48' 18"E	589.92
C74	602.93'	575.00'	60.078°	N52° 51' 16"E	575.68
C75	36.53'	25.00'	83.715°	N26° 23' 21"W	33.36
C76	38.67'	25.00'	88.631°	N67° 26' 17"E	34.93
C77	39.51'	102.81'	22.020°	N79° 15' 23"W	39.27
C78	39.51'	102.81'	22.020°	S79° 15' 23"E	39.27
C79	23.56'	15.00'	90.000°	S66° 45' 13"W	21.21
C80	23.56'	15.00'	90.000°	N23° 14' 47"W	21.21
C81	25.11'	15.00'	95.917°	N75° 37' 57"E	22.28
C82	25.11'	15.00'	95.917°	N8° 27' 01"W	22.28
C83	22.28'	15.00'	85.097°	S65° 38' 52"W	20.29

BLOCK CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C84	22.28'	15.00'	85.097°	N19° 26' 57"W	20.29
C85	15.12'	15.00'	57.769°	N51° 59' 01"E	14.49
C86	15.12'	15.00'	57.769°	S5° 47' 07"E	14.49
C87	309.49'	60.00'	295.538°	N66° 54' 03"W	64.00
C88	25.18'	15.00'	96.179°	S20° 34' 12"W	22.33
C89	23.88'	15.00'	91.213°	S65° 44' 02"E	21.44
C90	22.79'	15.00'	87.066°	S23° 24' 19"W	20.66
C91	24.33'	15.00'	92.934°	N66° 35' 41"W	21.75
C92	38.74'	25.00'	88.777°	S5° 38' 58"E	34.98
C93	37.13'	25.00'	85.103°	S87° 24' 38"W	33.81
C94	309.49'	60.00'	295.538°	N26° 18' 09"W	64.00
C95	15.12'	15.00'	57.769°	S87° 25' 04"E	14.49
C96	15.12'	15.00'	57.769°	S34° 48' 47"W	14.49
C97	23.42'	15.00'	89.449°	N71° 34' 41"W	21.11
C98	23.71'	15.00'	90.551°	S18° 25' 19"W	21.32
C99	23.56'	15.00'	90.000°	S71° 18' 09"E	21.21
C100	23.56'	15.00'	90.000°	N18° 41' 51"E	21.21
C101	15.12'	15.00'	57.769°	S2° 34' 56"W	14.49
C102	309.49'	60.00'	295.538°	N63° 41' 51"E	64.00
C103	15.12'	15.00'	57.769°	N55° 11' 13"W	14.49
C104	23.56'	15.00'	90.000°	S71° 18' 09"E	21.21
C105	23.56'	15.00'	90.000°	N18° 41' 51"E	21.21
C106	15.12'	15.00'	57.769°	S2° 34' 56"W	14.49
C108	15.12'	15.00'	57.769°	N55° 11' 13"W	14.49
C109	39.27'	25.00'	90.000°	N71° 18' 09"W	35.36
C110	19.16'	25.00'	43.904°	N41° 44' 45"E	18.69
C111	155.17'	50.00'	177.807°	S71° 18' 09"E	99.98
C112	19.16'	25.00'	43.904°	S4° 21' 02"E	18.69
C113	39.27'	25.00'	90.000°	N18° 41' 51"E	35.36
C114	39.27'	25.00'	89.999°	S71° 18' 07"E	35.36
C115	37.52'	25.00'	85.984°	N78° 50' 45"E	34.09
C116	46.36'	162.50'	16.346°	S66° 20' 07"E	46.20
C117	13.06'	137.50'	5.443°	S71° 47' 13"E	13.06
C118	37.52'	25.00'	85.984°	S15° 10' 11"E	34.09
C119	28.76'	162.50'	10.140°	S53° 05' 32"E	28.72
C120	50.50'	137.50'	21.043°	S58° 32' 38"E	50.22
C121	22.52'	15.00'	86.037°	N19° 47' 41"E	20.47
C122	22.20'	15.00'	84.784°	S65° 36' 57"E	20.23
C123	16.41'	15.00'	62.691°	N27° 27' 08"W	15.61
C124	14.02'	15.00'	53.536°	S84° 38' 54"E	13.51
C125	309.25'	60.00'	295.309°	S36° 14' 18"W	64.20
C126	201.26'	125.00'	92.249°	N22° 27' 53"E	180.21
C127	225.41'	140.00'	92.249°	N22° 27' 53"E	201.84
C128	22.02'	15.00'	84.123°	N81° 13' 56"W	20.10
C129	22.13'	15.00'	84.541°	S3° 05' 58"W	20.18
C130	415.66'	590.00'	40.366°	N2° 17' 37"E	407.12
C131	22.08'	15.00'	84.332°	N27° 30' 58"E	20.14
C132	22.69'	15.00'	86.658°	S66° 59' 20"E	20.59
C133	14.97'	15.00'	57.162°	N40° 05' 42"W	14.35
C134	15.29'	15.00'	58.388°	S17° 39' 49"W	14.63

BLOCK CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C135	309.48'	60.00'	295.534°	N79° 05' 27"E	64.00
C136	23.56'	15.00'	90.000°	S65° 19' 04"E	21.21
C137	24.20'	15.00'	92.449°	N25° 54' 24"E	21.66
C138	15.12'	15.00'	57.769°	S23° 32' 07"W	14.49
C139	15.12'	15.00'	57.769°	N34° 14' 02"W	14.49
C140	309.49'	60.00'	295.538°	N84° 39' 03"E	64.00
C141	34.83'	25.00'	79.836°	S31° 43' 29"E	32.08
C142	173.76'	60.00'	165.930°	S74° 46' 19"E	119.10
C143	31.82'	25.00'	72.921°	N58° 43' 25"E	29.71
C144	298.14'	325.00'	52.560°	N5° 57' 43"E	287.79
C145	252.27'	275.00'	52.560°	N5° 57' 43"E	243.52
C146	92.27'	275.00'	19.225°	N22° 37' 47"E	91.84
C147	109.05'	325.00'	19.225°	S22° 37' 47"W	108.54
C148	15.12'	15.00'	57.769°	S40° 10' 51"E	14.49
C149	120.99'	60.00'	115.538°	S69° 03' 55"E	101.51
C150	15.12'	15.00'	57.769°	N82° 03' 00"E	14.49
C151	15.12'	15.00'	57.769°	N82° 03' 00"E	14.49
C152	120.99'	60.00'	115.538°	S69° 03' 55"E	101.51
C153	15.12'	15.00'	57.769°	S40° 10' 51"E	14.49
C154	23.56'	15.00'	90.000°	N44° 55' 55"E	21.21
C155	23.56'	15.00'	90.000°	S45° 04' 05"E	21.21
C156	15.12'	15.00'	57.769°	N28° 57' 09"W	14.49
C157	15.12'	15.00'	57.769°	S28° 48' 59"W	14.49
C158	309.49'	60.00'	295.538°	N89° 55' 55"E	64.00
C159	30.44'	15.00'	116.265°	N28° 03' 53"E	25.48
C160	237.00'	60.00'	226.316°	N83° 05' 26"E	110.33
C161	29.85'	15.00'	114.011°	S40° 45' 25"E	25.16
C162	15.12'	15.00'	57.769°	N53° 21' 11"E	14.49
C163	15.12'	15.00'	57.769°	N68° 52' 41"W	14.49
C164	309.49'	60.00'	295.538°	S7° 45' 45"E	64.00
C165	141.68'	1055.00'	7.694°	N86° 05' 05"E	141.57
C166	143.69'	1070.00'	7.694°	S86° 05' 05"W	143.59
C167	844.27'	1912.50'	25.293°	N76° 44' 10"E	837.43
C168	89.83'	837.50'	6.146°	S67° 09' 44"W	89.79

BLOCK CURVE TABLES
PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 22 OF 25
2024 - 15 - PP

Sheet Location: P:\data mager\parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\24\03521 PRPL.dwg, BLOCK CURVE TABLES, June 23, 2025, 2:34 PM, mmuhammad
Data Shortcut Folder Location:

Approved by COG on 6/30/2025

TREE SCHEDULE					
Key	Tree #	Size (IN)	Half DBZ (FT)	Specie	Removed
H	2701	26	13	PECAN	X
H	2703	42	21	CEDAR ELM	X
H	2706	45	22.5	PECAN	
H	2716	35	17.5	LIVE OAK	
H	2719	27	13.5	CEDAR ELM	
H	2723	28	14	CEDAR ELM	X
H	2726	26	13	LIVE OAK	
H	2728	30	15	CEDAR ELM MT 7.5 5 MT	
H	2729	29	14.5	LIVE OAK	
H	2732	31	15.5	LIVE OAK	
H	2735	57	28.5	LIVE OAK MT 29.5 MT	
H	2737	32	16	LIVE OAK	
H	2738	29	14.5	LIVE OAK	
H	2739	33	16.5	LIVE OAK	
H	2743	37	18.5	LIVE OAK	
H	2744	41	20.5	LIVE OAK	
H	2746	53	26.5	POST OAK	
H	2751	29	14.5	AMERICAN ELM	X
H	2752	31	15.5	PECAN	X
H	2754	28	14	PECAN	
H	2756	26	13	LIVE OAK	
H	2758	26	14.5	LIVE OAK	
H	2759	28	14	LIVE OAK	
H	2760	48	24.5	LIVE OAK	X
H	2762	30	15	LIVE OAK	
H	2764	30	15	LIVE OAK	
H	2772	34	17	LIVE OAK	
H	2774	36	19	LIVE OAK	
H	2776	42	21	PECAN 39.7 MT	
H	2777	30	15	PECAN	
H	2778	26	13	PECAN	
H	2779	32	16	PECAN	
H	2780	35	17.5	PECAN	
H	2790	26	13	AMERICAN ELM	
H	6006	58	29	PECAN 31 27.5 25.5 MS	
H	6825	37	18.5	LIVE OAK 22 22 MS	X
H	6826	36	18	LIVE OAK	
H	6714	23	11.5	CEDAR ELM 12 11 11 MS	X
H	6715	27	13.5	CEDAR ELM 23 9 MT	X
H	6716	21	10.5	CEDAR ELM 10 7 MS	X
H	6717	23	11.5	LIVE OAK 22 6.5 MT	X
H	6718	24	12	LIVE OAK 16 15.5 MS	X
H	6719	20	10	CEDAR ELM 14 8.5 MS	X
H	6720	29	14.5	CEDAR ELM	X
H	6721	30	15	CEDAR ELM	X
H	6722	25	12.5	CEDAR ELM	X
H	6745	31	15.5	LIVE OAK	X
H	6776	29	14.5	LIVE OAK	
H	6910	50	25	LIVE OAK 34 31.5 MT	
H	6912	27	13.5	LIVE OAK	
H	6916	51	25.5	PECAN 30 22 20 MS	
H	6924	39	19.5	LIVE OAK 20 17 MT	
	8501	16	9	CEDAR ELM	X
	8502	14	7	PECAN	X
	8503	20	14.5	CEDAR ELM MT 16 14.5 12	X
	8504	26	12.5	CEDAR ELM MS 17.5 15.5	X
	8505	38	19	PECAN MT 16 15.5 15 13.5	X
	8506	18	9	CEDAR ELM	X
	8507	12	6.5	CEDAR ELM	X
	8508	18	9	LIVE OAK MS 13 9.5	X
	8509	34	17	LIVE OAK MS 22.5 22	X
	8510	15	7.5	CEDAR ELM	X
	8511	15	7.5	CEDAR ELM	X
	8512	15	7.5	CEDAR ELM	X
	8513	13	6.5	CEDAR ELM	X
	8514	22	11	CEDAR ELM	X
	8515	22	11	CEDAR ELM	X
	8516	20	10	CEDAR ELM	X
	8517	14	7	CEDAR ELM	X
	8518	20	10	CEDAR ELM MS 16 5 0	X
	8519	25	12.5	CEDAR ELM MS 14.5 11.5 8	X
	8520	13	6.5	CEDAR ELM	X
	8521	14	7	CEDAR ELM	X
	8522	17	8	CEDAR ELM MT 8.5 7	X
	8523	17	8.5	POST OAK	X
	8524	19	9.5	LIVE OAK	X
	8525	13	6.5	LIVE OAK	X
	8526	18	9	LIVE OAK	X
	8527	14	7	LIVE OAK	X
	8528	14	7	LIVE OAK	X
	8529	17	8.5	LIVE OAK	X
	8530	13	6.5	LIVE OAK	X
	8531	14	7	PECAN MT 11 5	X
	8532	13	6.5	CEDAR ELM	X
	8533	12	6	CEDAR ELM	X
	8534	19	9.5	CEDAR ELM	X
	8535	18	9	CEDAR ELM MS 14 5 9.5	X
	8537	15	7.5	CEDAR ELM	X
	8538	14	7	CEDAR ELM	X
	8539	15	7.5	CEDAR ELM MT 11 5 6	X
	8540	14	7	CEDAR ELM	X
	8541	14	7	LIVE OAK	X
	8542	19	9.5	CEDAR ELM	X
	8543	14	7	CEDAR ELM	X
	8544	15	7.5	POST OAK	X
	8545	13	6.5	CEDAR ELM	X
	8546	13	6.5	CEDAR ELM	X
	8547	22	11	CEDAR ELM	X
	8548	26	13	CEDAR ELM MT 16 8 8 6	X
	8549	14	7	CEDAR ELM	X
	8550	15	7.5	CEDAR ELM	X
	8551	16	8	CEDAR ELM	X
	8552	18	9	CEDAR ELM MT 12 6.5	X
	8553	12	6	SHINOAK	X
	8554	15	7.5	SPANISH OAK	X
	8555	20	10	SPANISH OAK	X
	8556	13	6.5	CEDAR ELM MT 5.5 5	X
	8557	17	8.5	CEDAR ELM	X
	8558	14	7	SHINOAK	X
	8559	19	9.5	CEDAR ELM MT 13 11.5	X

TREE SCHEDULE					
Key	Tree #	Size (IN)	Half DBZ (FT)	Specie	Removed
	8560	14	6.5	CEDAR ELM MT 8.5 6	X
	8561	17	8.5	CEDAR ELM	X
	8562	16	9	CEDAR	X
	8563	16	8	CEDAR ELM	X
	8564	14	7	CEDAR ELM	X
	8565	17	8.5	CEDAR ELM MS 13.5 9	X
	8566	15	7.5	CEDAR ELM MT 10 5.5	X
	8567	13	6.5	CEDAR ELM	X
	8568	16	9	CEDAR ELM	X
	8569	17	8.5	CEDAR ELM	X
	8570	13	6.5	CEDAR ELM	X
	8571	13	6.5	CEDAR ELM	X
	8572	16	8	CEDAR ELM MS 12 7	X
	8573	15	7.5	CEDAR ELM	X
	8574	15	7.5	LIVE OAK	X
	8575	13	6.5	LIVE OAK	X
	8576	17	8.5	CEDAR ELM MS 12.5 9.5 LAYING DOWN	X
	8577	13	6.5	CEDAR ELM	X
	8578	16	8	CEDAR ELM	X
	8579	12	6	CEDAR ELM	X
	8580	16	8	CEDAR ELM MS 11 10	X
	8581	15	7.5	SPANISH OAK	X
	8582	12	6	CEDAR ELM	X
	8583	16	8	CEDAR ELM	X
	8584	13	6.5	CEDAR ELM	X
	8585	17	8.5	LIVE OAK	X
	8586	14	7	CEDAR ELM	X
	8587	16	8	CEDAR ELM MS 11.5 8.5	X
	8588	13	6.5	CEDAR ELM MS3 9.5	X
	8589	14	7	CEDAR ELM	X
	8590	13	6.5	CEDAR ELM MT 8.5 7	X
	8591	15	7.5	CEDAR ELM	X
	8592	18	9	CEDAR ELM MS 13 10	X
	8593	16	8	SPANISH OAK	X
	8594	13	6.5	CEDAR ELM	X
	8595	13	6.5	CEDAR ELM	X
	8596	14	7	SHINOAK MT 7 7.5 5	X
	8597	12	6	CEDAR ELM	X
	8598	13	6.5	CEDAR ELM	X
	8599	14	7	CEDAR ELM MS 11 6	X
	8600	13	6.5	CEDAR ELM MT 8.5 7	X
	8601	18	9	CEDAR ELM MT 14 7.5	X
	8721	13	6.5	CEDAR ELM MT 9 8	X
	8722	14	7	CEDAR ELM MT 7.5 7 6.5	X
	8723	15	7.5	CEDAR ELM MT 9.5 8.5 5	X
	8724	16	8.5	CEDAR ELM MS 14 9	X
	8725	13	6.5	SPANISH OAK	X
	8726	35	17.5	PECAN MT 19 16.5 15	X
	8727	13	6.5	PECAN	X
	8728	28	14	PECAN MT 16.5 13 9.5	X
	8729	14	7	LIVE OAK MS 8.5 8.5	X
	8730	16	8.5	CEDAR	X
	8731	24	12	PECAN MS 16 15	X
	8732	22	11	PECAN MT 15 14	X
	8733	21	10.5	PECAN MT 17 8.5	X
	8734	16	9	LIVE OAK MT 13 9	X
	8735	13	6.5	LIVE OAK	X
	8736	14	7	LIVE OAK	X
	8737	14	7	CEDAR ELM MS 11 7	X
	8738	14	7	CEDAR ELM	X
	8759	14	7	CEDAR ELM MT 8.5 4 4.5	X
	8760	15	7.5	CEDAR ELM MS 11 7.5	X
	8761	16	8	CEDAR ELM MS 9.5 7.5	X
	8762	15	7.5	CEDAR ELM MS 10 5.5	X
	8763	25	12.5	CEDAR ELM MS 12.5 12.5 11.5	X
	8764	17	8.5	LIVE OAK MS 12 12.5	X
	8765	19	9.5	CEDAR ELM MT 11.5 11 4	X
	8766	13	6.5	CEDAR ELM MS8 5.5	X
	8767	14	7	CEDAR ELM MS9 9 3.5	X
	8768	15	7.5	CEDAR ELM	X
	8139	13	6.5	CEDAR ELM	X
	8140	14	7	CEDAR ELM	X
	8141	14	7	BLACKJACK OAK	X
	8142	14	7	CEDAR ELM	X
	8143	15	7.5	CEDAR ELM	X
	8744	16	8	SPANISH OAK	X
	8745	13	6.5	CEDAR ELM	X
	8746	14	7	CEDAR ELM MS 10 9	X
	8747	17	8.5	CEDAR ELM MS 12 6.5	X
	8749	12	6	CEDAR ELM	X
	8750	15	7.5	CEDAR ELM	X
	8751	17	8.5	CEDAR ELM	X
	8752	13	6.5	CEDAR ELM MS8 6.5	X
	8753	13	6.5	CEDAR ELM	X
	8754	13	6.5	CEDAR ELM	X
	8755	16	8	CEDAR ELM	X
	8756	12	6	CEDAR ELM	X
	8757	13	6.5	CEDAR ELM	X
	8758	21	10.5	CEDAR ELM	X
	8769	18	9	CEDAR ELM	X
	8760	14	7	CEDAR ELM MS 11 6.5	X
	8761	13	6.5	CEDAR ELM	X
	8762	19	9.5	CEDAR ELM	X
	8763	16	8	SPANISH OAK MT 11 10.5 (DOTTED/SED)	X
	13405	17	8.5	CEDAR ELM	X
	13441	20	10	SPANISH OAK (DOTTED/SED)	X
	13454	16	8	SPANISH OAK	X

	HERITAGE	PROTECTED (SECTION 14B)	TOTAL
TOTAL INCHES	1691	2825	4066
TOTAL INCHES TO BE REMOVED	332	2825	3157
TOTAL INCHES TO BE SPARED	1229	0	1229

PROTECTED TREE DENSITY (TYPES PER ACRE)	19.51
MIN. % OF PROTECTED TREES (HERITAGE) TO BE PRESERVED	37%
MIN. INCHES OF PROTECTED TREES REQUIRED TO BE PRESERVED	985
1:1 MITIGATION FOR 40% OF 20%/PROTECTED TREES TO BE REMOVED*	904
1:3 MITIGATION FOR 60% OF 20%/PROTECTED TREES TO BE REMOVED*	590
*PROTECTED TREE REMOVALS INCAPPLICABLE MITIGATION TO BE DETERMINED WITH SITE PLAN.	

1. HR GREEN DEVELOPMENT TX, LLC PERFORMED A TREE SURVEY IN THE MONTHS OF OCTOBER 2023, AND MAY AND JUNE 2024, LOCATING QUALIFYING TREES 18-INCHES IN DIAMETER AND LARGER WITHIN THE RESIDENTIAL LOT BOUNDARIES OF THE PROPOSED PARKSIDE ON THE RIVER SECTION 11-15 & WON 5 PROJECT, AND A TREE SURVEY IN THE MONTH OF JANUARY 2025, LOCATING QUALIFYING TREES 12-INCHES IN DIAMETER AND LARGER WITHIN SECTION 14B.

GREENVIEW PARKWAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.05'	400.00'	61.601°	N32° 24' 55"W	409.64
C2	656.73'	333.00'	112.996°	N6° 43' 04"W	555.35
C3	737.70'	333.00'	126.929°	N13° 41' 03"W	595.84
C4	83.07'	650.00'	7.322°	N73° 29' 15"W	83.01

PARKSIDE PARKWAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	181.07'	801.25'	12.948°	N2° 00' 12"E	180.68
C6	1005.05'	844.75'	68.168°	N29° 36' 49"E	946.81
C7	609.54'	800.00'	43.655°	N41° 52' 12"E	594.91
C8	6.85'	1000.00'	0.393°	N19° 50' 46"E	6.85

GAMALIEL LOOP CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	419.84'	425.00'	56.600°	N42° 00' 51"E	402.97
C10	64.39'	50.00'	73.782°	N50° 36' 18"E	60.03

TREASURE HOUSE WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	22.26'	200.00'	6.378°	N71° 26' 08"W	22.25
C12	22.26'	200.00'	6.378°	N71° 26' 08"W	22.25
C13	488.86'	625.00'	44.815°	S89° 20' 45"W	476.49
C14	0.40'	300.00'	0.076°	S66° 58' 34"W	0.40

MORNING SUNRISE CIRCLE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	1031.75'	428.00'	138.119°	N89° 11' 13"W	799.46

ELIEL WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	84.15'	320.00'	15.066°	N63° 56' 32"W	83.90
C17	215.69'	310.00'	39.865°	S88° 35' 32"W	211.37

KADOSH WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C18	89.02'	220.00'	23.184°	N38° 26' 45"W	88.41

CHARIS DRIVE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	78.54'	50.00'	90.000°	N71° 18' 09"W	70.71

ABDIEL WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	130.46'	500.00'	14.949°	N84° 35' 23"E	130.09
C21	124.81'	500.00'	14.302°	N69° 57' 50"E	124.49
C22	474.59'	400.00'	67.980°	S83° 11' 50"E	447.24

TERRI JO COVE CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	175.22'	226.53'	44.318°	N66° 02' 14"W	170.89

GLOWING SUNSET STREET CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C24	587.67'	365.00'	92.249°	N22° 27' 53"E	526.22
C25	691.55'	2965.00'	13.363°	N16° 58' 41"W	689.98

GENTLE BREEZE PASS CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C26	71.66'	1000.00'	4.106°	N21° 10' 15"W	71.64
C27	192.49'	550.00'	20.053°	N29° 08' 40"W	191.51

BILLOWING OAK WAY CENTERLINE CURVES					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	421.88'	625.00'	38.675°	N89° 01' 11"E	413.92
C29	100.77'	300.00'	19.246°	S81° 15' 56"E	100.30

| FLOWING R

Approved by COG on 6/30/2025

METES AND BOUNDS

DESCRIPTION OF 417.0 ACRES OF LAND IN THE JOSEPH THOMPSON SURVEY, ABSTRACT NO. 608, AND THE GEORGE DONOHO SURVEY, ABSTRACT NO. 199, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 1,143.511 ACRE TRACT OF LAND, DESIGNATED AS TRACT 1, AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE, LP OF RECORD IN DOCUMENT NO. 2019114043, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CERTAIN CALLED 3,080.0 ACRE TRACT DESCRIBED IN THE QUITCLAIM DEED TO HM PARKSIDE LP OF RECORD IN DOCUMENT NO. 2020031064, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 417.0 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN THE SOUTH LINE OF THE SAID 3,080 ACRE TRACT, AT THE TERMINUS OF THE WEST RIGHT-OF-WAY LINE OF GREENVIEW PARKWAY, A 70-FOOT RIGHT-OF-WAY, AS SHOWN ON THE PARKSIDE ON THE RIVER PHASE 2, SECTIONS 5 AND 6 FINAL PLAT OF RECORD IN DOCUMENT NO. 2022065494, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, A SUBDIVISION OF RECORD IN CABINET NO. 2022, SLIDE NO. 2022/0070, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST POINT-ON-LINE IN A SOUTH LINE AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°08'37" W, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID GREENVIEW PARKWAY, WITH THE NORTH LINE OF SAID LOT 1, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, WITH THE SOUTH LINE OF THE SAID 3,080 ACRE TRACT, WITH THE SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT, AT 1,320.00 FEET PASS A ½-INCH IRON ROD WITH A PLASTIC CAP FOUND AT THE SOUTHWEST CORNER OF THE SAID 3,080 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE WESTERN RESIDUAL PARCEL OF A CERTAIN CALLED 77.902 ACRE TRACT, SAVE AND EXCEPT 3.080 ACRES AS DESCRIBED IN THE CONVEYANCE WARRANTY DEED WITH VENDOR'S LIEN TO EDWIN H. VALE, JR. OF RECORD IN DOCUMENT NO. 2017014736, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE NORTH LINE OF SAID LOT 1, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, CROSSING THE SAID 3,080 ACRE TRACT, WITH THE WEST LINE OF THE SAID 3,080 ACRE TRACT, WITH AN INTERIOR WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 731.50 FEET, AN ARC DISTANCE OF 696.01 FEET, AND A CHORD WHICH BEARS N 49°14'58" W, A DISTANCE OF 669.34 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP FOUND FOR AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "WATKIN HOOVER" FOUND BEARS S 53°16' E, A DISTANCE OF 0.15 FEET; AND,

2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,978.50 FEET, AN ARC DISTANCE OF 230.65 FEET, AND A CHORD WHICH BEARS N 24°47'32" W, A DISTANCE OF 230.21 FEET, TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE NORTHWEST CORNER OF THE SAID 3,080 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE SAID LOT 1, BLOCK L, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE WEST LINE OF THE WESTERN RESIDUAL PARCEL OF THE SAID 77.902 ACRE TRACT, WITH AN INTERIOR EAST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH AN INTERIOR EAST LINE OF THE TRACT DESCRIBED HEREIN, WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,380.00 FEET, AN ARC DISTANCE OF 618.43 FEET, AND A CHORD WHICH BEARS N 12°03'49" E, A DISTANCE OF 613.29 FEET, TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE COMMON WEST CORNER OF LOT 39, BLOCK C, SAID AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, FOR A SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE WESTERLY SOUTHWEST CORNER OF THE SAID 77.902 ACRE TRACT, SAME BEING A RE-ENTRANT CORNER OF THE SAID 1,143.511 ACRE TRACT AND OF LOT 39, BLOCK C, SAID AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, BEARS WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 216.00 FEET, AN ARC DISTANCE OF 96.78 FEET, AND A CHORD WHICH BEARS S 09°07'25" E, A DISTANCE OF 95.99 FEET;

THENCE LEAVING THE WEST LINE OF THE SAID 77.902 ACRE TRACT, CROSSING THE SAID 1,143.511 ACRE TRACT, WITH THE NORTH AND WEST LINES OF SAID LOT 39, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, AND WITH THE WEST LINES OF LOTS 48 THROUGH 52, BLOCK L, SAID AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. S 71°41'20" W, A DISTANCE OF 361.94 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE NORTHWEST CORNER OF SAID LOT 39, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, FOR A RE-ENTRANT CORNER AND NON-TANGENT POINT-OF-CURVATURE IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN;

2. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 385.27 FEET, AN ARC DISTANCE OF 134.92 FEET, AND A CHORD WHICH BEARS S 59°36'01" W, A DISTANCE OF 134.25 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY;

3. S 01°10'49" E, A DISTANCE OF 92.29 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

4. S 31°19'02" W, A DISTANCE OF 344.52 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

5. S 19°08'30" E, A DISTANCE OF 61.76 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

6. S 39°40'44" W, A DISTANCE OF 177.43 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

7. S 14°39'37" E, A DISTANCE OF 62.18 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

8. S 22°49'56" W, A DISTANCE OF 494.44 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE COMMON WEST CORNER OF SAID LOT 47 AND SAID LOT 48, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, AN INTERIOR POINT IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN, AND;

9. S 29°20'30" W, A DISTANCE OF 127.10 FEET TO A CALCULATED POINT IN A CEDAR FENCE CORNER AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 48, BLOCK L, AMENDING PLAT OF PARKSIDE ON THE RIVER PHASE 2, SECTIONS 4 AND 7, FOR A RE-ENTRANT CORNER OF THE SAID 1,143.511 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE NORTHEAST CORNER OF A CERTAIN CALLED 22.099 ACRE TRACT DESIGNATED AS SECOND TRACT, AND DESCRIBED IN THE DEED TO GORDON WINKENHOFER AND WIFE, ANNE WINKENHOFER OF RECORD IN DOCUMENT NO. 2014063060, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, FROM WHICH A COTTON-GIN SPINDLE FOUND BEARS S 17°29' E, A DISTANCE OF 0.21 FEET;

THENCE S 69°11'34" W, WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT AND THE NORTH LINE OF THE SAID 22.099 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, AT 375.79 FEET TO A ½-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID 22.099 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CERTAIN CALLED 17.60 ACRE TRACT DESIGNATED AS FIRST TRACT AND DESCRIBED IN THE SAID GIFT DEED TO ELIZABETH ANN DUNNER OF RECORD IN DOCUMENT NO. 2014063060, OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTH POINT-ON-LINE IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT AND THE NORTH LINE OF THE SAID 17.60 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 68°56'09" W, A DISTANCE OF 185.72 FEET TO A 5/8-INCH IRON ROD FOUND AT AN ANGLE POINT;

2. S 69°28'54" W, A DISTANCE OF 386.12 FEET TO A ½-INCH IRON ROD FOUND AT AN ANGLE POINT, AND

3. S 69°37'30" W, A DISTANCE OF 13.58 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOUND AT THE NORTHWEST CORNER OF THE SAID 17.60 ACRE TRACT, AND THE NORTHEAST CORNER OF A CERTAIN CALLED 76.00 ACRE TRACT DESIGNATED AS TRACT A-1 AND DESCRIBED IN THE PARTITION AND EXCHANGE DEED TO GORDON WINKENHOFER OF RECORD IN DOCUMENT NO. 2005010511, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A POINT-ON-LINE IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT AND THE NORTH LINE OF THE SAID 76.00 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 69°37'30" W, A DISTANCE OF 263.64 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "FOREST 1847" FOUND FOR AN ANGLE POINT, AND

2. S 69°32'51" W, A DISTANCE OF 35.23 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE EAST, CORNER EXCEPT CORNER OF LOT 3, BLOCK K, VACATION AND RESUBDIVISION OF PARKSIDE ON THE RIVER, PHASE 3, SECTION 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2023043311, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHERLY SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 17°33'05" W, ALONG THE NORTH LINE OF THE SAID LOT 3, BLOCK K, CROSSING THE SAID 1,143.511 ACRE TRACT, WITH THE EAST LINE OF SAID LOT 1, BLOCK H, VACATION AND RESUBDIVISION OF PARKSIDE ON THE RIVER, PHASE 3, SECTION 2, AND WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 126.93 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE SOUTHERLY SOUTHWEST CORNER OF A CERTAIN CALLED 0.2870 ACRE TRACT DESIGNATED AS TRACT 2 IN THE SPECIAL WARRANTY DEED TO HM PARKSIDE DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2024051941, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE EAST LINE OF SAID LOT 1, BLOCK H, VACATION AND RESUBDIVISION OF PARKSIDE ON THE RIVER, PHASE 3, SECTION 2, CONTINUING ACROSS THE SAID 1,143.511 ACRE TRACT, WITH THE EAST AND NORTH LINES OF THE SAID 158.94 ACRE TRACT, WITH THE WEST LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. N 10°52'59" E, A DISTANCE OF 1,593.84 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

2. N 15°13'07" E, A DISTANCE OF 368.43 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

3. N 13°24'49" E, A DISTANCE OF 1,242.99 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

4. N 29°21'27" W, A DISTANCE OF 398.18 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

5. N 40°35'22" E, A DISTANCE OF 800.21 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NORTHEAST CORNER OF THE SAID 158.94 ACRE TRACT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

6. N 77°08'59" W, A DISTANCE OF 121.10 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE;

7. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 685.00 FEET, AN ARC DISTANCE OF 87.54 FEET, AND A CHORD WHICH BEARS N 73°29'10" W, A DISTANCE OF 87.48 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT END OF CURVE,

8. N 20°10'25" E, A DISTANCE OF 165.51 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

9. N 18°05'58" W, A DISTANCE OF 187.61 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

10. N 29°29'49" W, A DISTANCE OF 234.74 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

11. N 40°49'45" W, A DISTANCE OF 442.28 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT;

12. N 81°37'22" W, A DISTANCE OF 135.00 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NON-TANGENT POINT-OF-CURVATURE, AND

13. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 733.75 FEET, AN ARC DISTANCE OF 966.13 FEET, AND A CHORD WHICH BEARS S 46°19'52" W, A DISTANCE OF 897.84 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN A WEST LINE OF THE SAID 1,143.511 ACRE TRACT AND THE EAST LINE OF A CERTAIN CALLED 314.00 ACRE TRACT DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO HM GPL LP OF RECORD IN DOCUMENT NO. 2021027056, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHWEST CORNER OF THE SAID 158.94 ACRE TRACT, FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE NORTHEAST CORNER OF THE SAID 314.00 ACRE TRACT, SAME BEING A RE-ENTRANT CORNER OF THE SAID 158.94 ACRE TRACT BEARS S 22°06'22" E, A DISTANCE OF 72.87 FEET;

THENCE LEAVING A NORTHWEST CORNER OF THE SAID 158.94 ACRE TRACT, WITH A WEST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE EAST LINE OF THE SAID 314.00 ACRE TRACT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 22°06'02" W, A DISTANCE OF 1,524.24 FEET TO A ½-INCH IRON PIPE FOUND AT AN ANGLE POINT, AND

2. N 22°18'18" W, A DISTANCE OF 439.38 FEET, PASSING A ½-INCH IRON ROD FOUND AT A POINT-ON-LINE AND CONTINUING FOR A TOTAL DISTANCE OF 629.61 FEET TO A CALCULATED POINT NEAR THE CENTER OF THE SAID GABRIEL RIVER, FOR THE NORTHWEST CORNER OF THE SAID 1,143.511 ACRE TRACT, SAME BEING A NORTHEAST CORNER OF THE SAID 314.00 ACRE TRACT, FOR A RE-ENTRANT CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 68°47'55" W, UPSTREAM, WITH THE APPROXIMATE CENTER OF THE SOUTH SAN GABRIEL RIVER, WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE NORTH LINE OF THE SAID 314.00 ACRE TRACT, WITH A SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 57.82 FEET TO A CALCULATED POINT FOR AN ANGLE POINT IN THE SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CERTAIN CALLED 168.62 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ZAMIN, L.P. OF RECORD IN DOCUMENT NO. 2014103274, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE APPROXIMATE CENTER OF THE SOUTH SAN GABRIEL RIVER AND THE NORTH LINE OF THE SAID 314.00 ACRE TRACT, WITH A WEST LINE OF THE SAID 1,143.511 ACRE TRACT, AND WITH THE EAST LINE OF THE SAID 168.62 ACRE TRACT, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

1. N 00°05'01" E, A DISTANCE OF 859.29 FEET TO A ½-INCH IRON ROD FOUND AT AN ANGLE POINT,

2. N 00°15'19" W, A DISTANCE OF 374.35 FEET TO A 60-D NAIL FOUND AT A FENCE POST, AT AN ANGLE POINT,

3. N 04°37'20" E, A DISTANCE OF 49.09 FEET TO A 60-D NAIL FOUND AT THE BASE OF A 36-INCH PECAN AT AN ANGLE POINT,

4. N 01°52'42" E, A DISTANCE OF 31.06 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "GBI PARTNERS" FOUND AT AN ANGLE POINT,

5. N 01°08'03" E, A DISTANCE OF 74.53 FEET TO A MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET FOR AN ANGLE POINT,

6. N 02°26'04" W, A DISTANCE OF 79.10 FEET TO A BENT ½-INCH IRON ROD FOUND AT AN ANGLE POINT,

7. N 00°29'40" E, A DISTANCE OF 311.11 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET AT AN ANGLE POINT,

8. N 01°04'24" W, A DISTANCE OF 96.13 FEET TO A 60-D NAIL FOUND AT THE BASE OF A 23-INCH CEDAR, AT AN ANGLE POINT, AND

9. N 00°32'57" E, A DISTANCE OF 146.69 FEET TO A 60-D NAIL FOUND AT A 21-INCH ELM, AT A NORTHWEST CORNER OF THE SAID 1,143.511 ACRE TRACT, SAME BEING AN ANGLE POINT IN THE SOUTHWEST LINE OF LOT 45, BLOCK S, CRESCENT BLUFF SECTION 5, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2022083818, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WESTERLY NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE LEAVING THE EAST LINE OF THE SAID 168.62 ACRE TRACT, WITH THE NORTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE SOUTH LINE OF THE SAID LOT 45, BLOCK S, CRESCENT BLUFF SECTION 5, WITH THE NORTH, EAST, AND WEST LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. S 36°28'53" E, A DISTANCE OF 146.12 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF LOT 45, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN;

2. S 40°05'36" E, A DISTANCE OF 159.74 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NORTHEAST CORNER OF THE SAID LOT 45, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

3. S 65°40'19" E, A DISTANCE OF 83.14 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE SOUTH LINE OF THE SAID LOT 44, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

4. N 89°54'40" E, A DISTANCE OF 153.48 FEET TO A COTTON-GIN SPINDLE FOUND AT AN ANGLE POINT IN THE SOUTHEAST LOT LINE OF LOT 44, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

5. N 61°03'39" E, A DISTANCE OF 133.50 FEET TO A MAG-NAIL FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF LOT 32, BLOCK S, SAID CRESCENT BLUFF SECTION 5, AND THE SOUTHWEST CORNER OF LOT 30, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN,

6. S 27°22'39" E, A DISTANCE OF 172.91 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN THE WEST LINE OF LOT 28, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN,

7. S 62°52'54" E, A DISTANCE OF 115.59 FEET TO A COTTON-GIN SPINDLE FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF LOT 12, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN THE NORTH LINE OF THE TRACT DESCRIBED HEREIN,

8. N 56°03'39" E, A DISTANCE OF 186.38 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 12, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN AN EAST LINE OF THE TRACT DESCRIBED HEREIN,

9. S 33°47'57" W, A DISTANCE OF 67.60 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 12, BLOCK S, CRESCENT BLUFF SECTION 5, FOR AN ANGLE POINT IN A WEST LINE OF THE TRACT DESCRIBED HEREIN, AND

10. N 34°57'27" W, A DISTANCE OF 1,008.03 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE EAST LINE OF LOT 10, BLOCK S, SAID CRESCENT BLUFF SECTION 5, FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK S, CRESCENT BLUFF SECTION 4A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021163845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 55°43'03" E, CONTINUING WITH THE NORTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE SOUTH LINE OF SAID LOT 2, BLOCK S, CRESCENT BLUFF SECTION 4A, AND WITH THE SOUTH LINE OF LOT 1, BLOCK S, CRESCENT BLUFF SECTION 4A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2022037083, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WITH A NORTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 1,139.58 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "BURY & PARTNERS" FOUND AT THE NORTHEAST CORNER OF THE SAID 1,143.511 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK S, SAID CRESCENT BLUFF SECTION 4A, FOR AN ANGLE POINT IN THE WEST LINE OF LOT 17, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2022000306, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 32°41'56" E, WITH AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE WEST LINE OF SAID LOT 17, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, WITH AN EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 441.01 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET IN THE NORTH LINE OF LOT 16, BLOCK W, SAID WATER OAK NORTH, SECTION 4, PHASE 2, FOR A SOUTHEAST CORNER OF THE SAID 1,143.511 ACRE TRACT AND OF THE TRACT DESCRIBED HEREIN;

THENCE S 57°27'06" W, WITH A SOUTH LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE NORTH LINE OF SAID LOT 16, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 102.32 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT THE NORTHWEST CORNER OF SAID LOT 16, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 2, AND IN THE WEST AND SOUTH LINES OF THE SAID 1,143 ACRE TRACT, FOR AN ANGLE POINT IN THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN;

THENCE CONTINUING WITH AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, WITH THE WEST LINE OF SAID WATER OAK NORTH, SECTION 4, PHASE 2, AND WITH THE WEST AND SOUTH LINES OF WATER OAK NORTH, SECTION 4, PHASE 1B, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2020000306, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, WITH THE NORTH AND EAST LINES OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S 14°56'57" E, AT A DISTANCE OF 211.39 FEET, PASSING A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT THE COMMON WEST CORNER OF LOT 13 AND LOT 12, BLOCK W, SAID WATER OAK NORTH, SECTION 4, PHASE 1B, AND CONTINUING FOR A TOTAL DISTANCE OF 224.94 FEET TO A CALCULATED POINT IN A FENCE POST, FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B, AND CONTINUING FOR A TOTAL DISTANCE OF 102.90 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN;

2. S 60°02'21" E, A DISTANCE OF 43.78 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B, AND LOT 1, BLOCK V, SAID WATER OAK NORTH, SECTION 4, PHASE 1B, AND CONTINUING FOR A TOTAL DISTANCE OF 102.90 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 12, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN;

3. S 29°43'43" E, A DISTANCE OF 154.23 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF SAID LOT 3, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN;

4. S 21°47'34" E, A DISTANCE OF 249.91 FEET TO A ½-INCH IRON ROD WITH A PLASTIC CAP STAMPED "STANTEC" FOUND AT AN ANGLE POINT IN THE WEST LINE OF LOT 3, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1B, AND THE NORTH LINE OF LOT 1, BLOCK W, WATER OAK NORTH, SECTION 4, PHASE 1A, AND AN EAST LINE OF THE SAID 1,143.511 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF THE TRACT DESCRIBED HEREIN;

5. S 04°13'59" E, A DISTANCE OF 202.68 FEET TO A CALCULATED POINT FOR AN ANGLE POINT IN THE WEST LINE OF LOT 1, BLOCK W, SAID WATER OAK NOR

Approved by COG on 6/30/2025

ENGINEER'S CERTIFICATION

I, CHRISTINE CAMPBELL, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE. THAT PORTIONS OF THIS SUBDIVISION ARE WITHIN THE ZONE A FLOOD AREA AND THE ZONE AE FLOOD AREA, AS DENOTED HEREIN, AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 48491C0460F, EFFECTIVE DATE DECEMBER 20, 2019, 48491C0480F, EFFECTIVE DATE DECEMBER 20, 2019, AND 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008. THAT PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-207 1R AND THE APPROVED LOMR #21-06-0115P. THAT EACH LOT WITHIN THIS SUBDIVISION CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS AS MODIFIED BY THE DEVELOPMENT AGREEMENT ORDINANCE #2019-69 AND AMENDMENTS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/ OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 23rd DAY OF June, 2025.

CHRISTINE CAMPBELL, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 142536 STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

STATE OF TEXAS · CHRISTINE N. CAMPBELL · 142536 · LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

20 DAY OF JUNE, 2025.

ERNESTO NAVARRETE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

STATE OF TEXAS · REGISTERED · ERNESTO NAVARRETE · 6642 · PROFESSIONAL LAND SURVEYOR

PLAT NOTES:

1. CURRENT UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF GEORGETOWN, AND ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE, INC.
2. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN OPEN CHANNEL AND FLOODPLAIN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0460F, EFFECTIVE DATE OF DECEMBER 20, 2019 AND 48491C0480F, EFFECTIVE DATE DECEMBER 20, 2019. PORTIONS OF THIS SUBDIVISION ARE ALSO AFFECTED BY THE APPROVED CLOMR #15-06-2071R AND THE APPROVED LOMR #21-06-0115P. NO PORTION OF THIS SUBDIVISION IS WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008.
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
5. ALL WATER QUALITY, SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE M.U.D., HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, DETENTION, AND WATER QUALITY FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION AND UPKEEP.
6. PARKLAND WILL BE DEDICATED PER THE DEVELOPMENT AGREEMENT AND IT IS NOT PROVIDED IN THIS PRELIMINARY PLAT. THE PARKLAND LOTS ARE SHOWN ON THIS PRELIMINARY PLAT FOR REFERENCE ONLY, TO DEMONSTRATE THAT THE REQUIRED 75 ACRES (AS STIPULATED IN THE DEVELOPMENT AGREEMENT, ORDINANCE #2019-69 AND ITS AMENDMENTS) HAVE BEEN RESERVED FOR THIS USE. THE PARKLAND AREA WILL BE DEDICATED TO THE CITY OF GEORGETOWN USING SEPARATE INSTRUMENT.
7. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
8. ALL INDIVIDUAL LOTS CONTAINING HERITAGE TREES ARE CONFIGURED AND DESIGNED SO THAT THE LOT IS DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREES CRZ.
9. WATER QUALITY WILL BE PROVIDED PER TCEQ STANDARDS.
10. A 10-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT, EXCEPT PARKSIDE PARKWAY, WHICH HAS A 10-FOOT PUBLIC UTILITY EASEMENT RESERVED ONLY ALONG ITS EAST RIGHT-OF-WAY LINE.
11. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
12. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT SHALL BE IN ACCORDANCE WITH THE PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT (ORD 2019-69 AND AMENDMENTS, DOCUMENT NO. 2019117041) EXHIBIT M-1. 45' WIDE LOTS = 65%, 50' AND 60' WIDE LOTS = 60%, AND 70'+ WIDE LOTS = 50%.
13. THE MAXIMUM IMPERVIOUS COVER FOR SINGLE FAMILY AND MULTIFAMILY LOTS SHALL BE PER EXHIBIT M-1 OF THE PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT (ORD 2019-69 AND AMENDMENTS) BASED ON LOT SIZE.
14. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
15. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNERS OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
16. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
17. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
18. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
19. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
20. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
21. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
22. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON APRIL 2025. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
23. STATE-OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE.
24. THE DEVELOPMENT SHOWN HEREON IS SUBJECT TO THE AGREEMENT WITH THE CITY OF GEORGETOWN, TEXAS RECORDED AS DOCUMENT NOS. 2019117041, 2020162167, 2021082512, 2024031828 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. (PARKSIDE ON THE RIVER DEVELOPMENT AGREEMENT AND AMENDMENTS, ORDINANCE NOS. 2019-69, 2020-84, 2021-40, 2024-18, AND THE ASSOCIATED UNIFIED DEVELOPMENT CODE.) UNLESS OTHERWISE REQUIRED, AMENDMENT, REVISION, OR CANCELLATION OF THAT AGREEMENT SHALL NOT REQUIRE MODIFICATION OF THIS PLAT.
25. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
26. ALL SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, EXCEPT THE 10' SIDEWALK ALONG PARKSIDE PARKWAY, WHICH WILL BE MAINTAINED BY THE M.U.D.
27. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
28. ALL LOTS WITH 5' SETBACKS SHALL REQUIRE 1,500 GPM FIRE FLOWS. REQUIRED FIRE FLOWS SHALL BE PROVIDED BY DEVELOPER THROUGH ELEVATED STORAGE, GROUND STORAGE AND PUMPS, OR OTHER APPROVED INFRASTRUCTURE.
29. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY EASEMENT ON EACH SIDE OF THE SIDE LOT LINE.
30. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
31. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

NO.	REVISION	BY	DATE

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05/16/2025

PRELIMINARY PLAT NOTES

PARKSIDE ON THE RIVER
SECTIONS 11-15 & WON 5
PRELIMINARY PLAT
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM/TG
CHECKED BY: CC
APPROVED BY: SN
SHEET 25 OF 25

2024-15-PP

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11/20/2025

PRELIMINARY PLAT (25 OF 25)

PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 16 OF 60

2025-23-CON

Sheet Location: P:\Blake Magee\Parkside sections 11-15 & won 5\preliminary plat\03_ACAD\Plans\sh2402507\1 PP NOTE.dwg, PRELIMINARY PLAT NOTES SHEET 1, , June 23, 2025, 2:34 PM, mmuhammad
Save Sheetset Folder Location:
P:\Blake Magee\Parkside Sections 11-15 & WON 5\Section 15B\03_ACAD\Plans\sh2403323\1 PLAT.dwg, PRELIMINARY PLAT (25 OF 25), November 20, 2025, 1:18 PM, mmuhammad

EXISTING 24" WATERLINE CONSTRUCTED WITH PARKSIDE ON THE RIVER 24 IN. TRANSMISSION WATERLINE (2019-61-CON)

APPROVED CLOMR 100YR FLOODPLAIN CASE# 15-06-2071R

EXISTING ±77 LF OF FENCING TO BE REMOVED

EXISTING WOOD BUILDING REMAINS TO BE REMOVED

GRADING PROPOSED WITH PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A (2025-22-CON)

ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL

FLOODWAY PER FIRM MAP #48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL #21-06-0115P

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL #21-06-0115P

EXISTING ±190 LF OF GRAVEL DRIVE TO BE REMOVED

EXISTING "NO TRESPASSING" SIGN TO BE REMOVED

EXISTING PRIVATE DRIVE

EXISTING 12" GATE VALVE W/ CONC. PAD

EXISTING ±13 SY OF 8' CONCRETE SIDEWALK TO BE REMOVED

EXISTING ±54 LF OF RIBBON CURB AND BARRICADE/SIGNAGE TO BE REMOVED

EXISTING RIBBON CURB

EXISTING 8' CONCRETE SIDEWALK

EXISTING AREA INLET

EXISTING DRAINAGE SWALE

EXISTING ±76 LF OF FENCING TO BE REMOVED

EXISTING DRAIN VALVE W/ CONC. SPLASH PAD

WATER OAK NORTH SECTION 6 2020-49-CON

EXISTING AIR RELEASE VALVE

100YR FULLY DEVELOPED FLOODPLAIN

BM:1380_335
EL.=779.15'

15' TEMPORARY ENGINEERED VEGETATIVE FILTER STRIP

EXISTING IRON RISER PIPE TO BE REMOVED

BM:1380_336
EL.=778.58'

EXISTING ±118 LF OF FENCING TO BE REMOVED

APPROVED CLOMR 100YR FLOODPLAIN CASE# 15-06-2071R

EXISTING WASTEWATER MANHOLE

EXISTING ROCK GABION

EXISTING WASTEWATER MANHOLE

FLOODWAY PER FIRM MAP #48491C0460F, EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL #21-06-0115P

SITE BOUNDARY

EXISTING CONCRETE VALLEY GUTTER

EXISTING RAMP

BM:1380_338
EL.=790.85'

EXISTING CONCRETE WATER VAULT

BM:1380_337
EL.=786.95'

EXISTING 5' CONCRETE SIDEWALK

EXISTING ±145 LF OF FENCING TO BE REMOVED

EXISTING ±91 LF OF FENCING TO BE REMOVED

EXISTING WASTEWATER MANHOLE

APPROVED CLOMR 100YR FLOODPLAIN CASE# 15-06-2071R

100YR FLOODPLAIN PER FIRM MAP #48491C0460F EFFECTIVE DEC 20, 2019 W/ LOMR APPROVAL #21-06-0115P

WATER OAK NORTH SECTION 6 2020-49-CON

PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A (2025-22-CON)

EXISTING 20' WATERLINE EASEMENT DOC#2020086045

EXISTING 35' WASTEWATER EASEMENT DOC#2003186521

EXISTING 25' WASTEWATER EASEMENT DOC#2017098157

EXISTING 100' WASTEWATER EASEMENT DOC#2018017885

EXISTING 30' WASTEWATER EASEMENT DOC#2018098539

EXISTING 100' WASTEWATER EASEMENT DOC#2007064713

PARKSIDE PARKWAY OUTBOUND

PARKSIDE PARKWAY INBOUND

LEANING OAK LANE

BERMUDA CONCRETE

SPLASH PAD

SPLASH PAD

0 100' 200'

SCALE: 1" = 100'

LEGEND

- SITE BOUNDARY
- PROPOSED LOT LINE
- EASEMENT
- 840 EXISTING MAJOR CONTOUR
- 834 EXISTING MINOR CONTOUR
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- OHWM — ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
- OHE — OVERHEAD ELECTRIC LINE
- OLD PARCEL LINE
- EXISTING TREES
- EXISTING HERITAGE TREES
- EXISTING TREES TO BE REMOVED DURING CONSTRUCTION OF PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A (2025-22-CON)
- EXISTING HERITAGE TREES TO BE REMOVED DURING CONSTRUCTION OF PARKSIDE ON THE RIVER SECTIONS 11, 12A & 15A (2025-22-CON)

SITE BOUNDARY LINE TABLE		
NUMBER	LENGTH	BEARING
L1	135.00'	S68° 49' 12"E
L2	499.60'	S20° 02' 32"W
L3	135.26'	N73° 51' 48"W
L4	499.60'	N20° 02' 32"E

SITE BOUNDARY CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.54'	732.50'	1.138°	S20° 36' 40"W	14.54
C2	2.25'	932.50'	0.138°	S19° 58' 24"W	2.25
C3	11.46'	1067.50'	0.615°	N19° 44' 05"E	11.46
C4	17.22'	867.50'	1.138°	N20° 36' 40"E	17.22

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CHRISTINE N. CAMPBELL
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LICENSED PROFESSIONAL ENGINEER
11/20/2025

EXISTING CONDITIONS & DEMOLITION PLAN

PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS

GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 17 OF 60

2025-23-CON

P:\Blake Magee\Parkside Sections 11\15 & VCA\1\Section 15B\03_ACAD\Panels\240353 XCOND.dwg, EXISTING CONDITIONS & DEMOLITION PLAN, November 20, 2025, 3:51 PM, mmuhammad

SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- 840 EXISTING MAJOR CONTOUR
- 834 EXISTING MINOR CONTOUR
- 940 PROPOSED MAJOR CONTOUR
- 934 PROPOSED MINOR CONTOUR
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- TP TREE PROTECTION FENCE
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA AE 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR CLOMR 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- OHWM ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
- MASONRY WALL
- TREES TO REMAIN - HERITAGE
- TREES TO BE REMOVED - HERITAGE
- TREES TO REMAIN - NON HERITAGE
- TREES TO BE REMOVED - NON HERITAGE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- TEMPORARY SPOILS AREA
- CONCRETE WASHOUT AREA
- STOCKPILE
- ROCK BERM

SEQUENCE OF MAJOR ACTIVITIES:

1. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO INCLUDE SILT FENCE, ROCK BERMS, AND STABILIZED CONSTRUCTION ENTRANCES WILL BE INSTALLED ACCORDING TO CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. TREE PROTECTION MEASURES WILL ALSO BE INSTALLED FOR ALL TREES WITH CONSTRUCTION ACTIVITIES WITHIN CRITICAL ROOT ZONE.
3. TEMPORARY SPOILS, CONSTRUCTION STAGING AND CONCRETE WASHOUT AREA WILL BE CONSTRUCTED.
4. THE SEDIMENTATION TRAP LOCATED AT THE SOUTHEAST CORNER OF THE SITE WILL BE EXCAVATED AND THE OUTFALL STRUCTURE CONSTRUCTED.
5. FILTER FABRIC WILL BE USED TO COVER THE OVERFLOW WEIR TO PREVENT UNFILTERED RUNOFF FROM ENTERING THE LAND DOWNSTREAM.
6. AFTER THE SITE IS MASS GRADED, THE ONSITE DRAINAGE, UTILITIES, AND PAVING WILL BE INSTALLED.
7. INLET PROTECTION BARRIERS WILL BE INSTALLED AS CONSTRUCTION OF STORM SEWER TAKES PLACE IN ORDER TO PREVENT SEDIMENTS FROM ENTERING THE SYSTEM.
8. TEMPORARY SEDIMENTATION BASINS WILL BE CONVERTED TO PERMANENT WATER QUALITY PONDS.
9. SEDIMENTATION TRAPS SHALL BE CLEANED OUT AND FILTER MEDIUM INSTALLED CONCURRENT WITH RE-VEGETATION.
10. THE DISTURBED AREA TO REMAIN PERVIOUS WILL BE VEGETATED USING THE PROCEDURES DETAILED IN THE CONSTRUCTION PLANS AND ALL TEMPORARY EROSION CONTROL MEASURES WILL BE REMOVED UPON RE-VEGETATION.

HERITAGE (H)	TAG #	SIZE (INCHES)	TYPE	HALF CRZ (FT)	REMOVED	CREDIT
	2750	20	AMERICAN ELM	10	X	
H	2751	29	AMERICAN ELM	14.5	X	
H	2752	31	PECAN	15.5	X	
	2800	23	LIVE OAK 16 13 MT	11.5		
	6801	37	LIVE OAK 13.5 10 10 8 7 6 4.5 MT	18.5		
	6802	18	AMERICAN ELM	9	X	
	6905	16	HACKBERRY	8	X	
	6906	18	HACKBERRY	9	X	

TREE MITIGATION

EXISTING TOTAL TREES (INCHES)	EXISTING HERITAGE TREES (26"+ SINGLE TRUNK) (INCHES)	TOTAL HERITAGE TREES TO BE REMOVED (INCHES)	COLLECTOR HERITAGE TREES TO BE REMOVED (INCHES)	HERITAGE TREES TO BE REMOVED FOR MITIGATION (EXCLUDES COLLECTOR) (INCHES)	HERITAGE TREES PRESERVED (INCHES)	PROTECTED/CREDIT TREES PRESERVED (18" - <26" SINGLE TRUNK) (INCHES)	CREDIT TREES (MAX 50% HERITAGE REMOVED) (INCHES)	REQUIRED MITIGATION (3:1 RATIO) (INCHES)	ON-SITE MITIGATION PLANTINGS (NON-RESIDENTIAL) (INCHES)	ON -SITE MITIGATION PLANTINGS (RESIDENTIAL LOTS) (0.5:1 RATIO) (INCHES)	REMAINING MITIGATION (INCHES)	MITIGATION AT $200/INCH ($)
192	60	60	60	0	0	0	0	0	0	0	0	$0

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LICENSED PROFESSIONAL ENGINEER
11/20/2025

EROSION & SEDIMENTATION CONTROL PLAN

PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS

GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 18 OF 60

2025-23-CON

NO | REVISION | BY | DATE

P:\Blake Magee\Parkside Sections 11-15 & WOA S\Section 15B\03_ACAD\Planset\sh03EDS ERO2.dwg, EROSION & SEDIMENTATION CONTROL PLAN, November 20, 2025, 3:52 PM, mmuhammad

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 – 10%
	200 FEET	2 ACRES	10 – 20%
	100 FEET	1 ACRE	20 – 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM *, **	500 FEET	< 5 ACRES	0 – 10%

* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

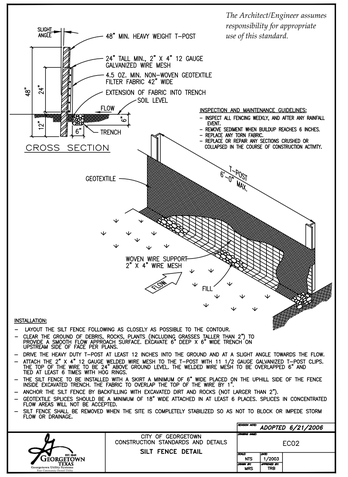
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES
ADOPTED 6/21/2006 | EC01 | NTS | 1/2003

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

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL BY CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL DISTURBED AREAS TO BE PERMANENTLY PLANTED UNLESS OTHERWISE NOTED. SOD NOT SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER RESCUE (OATS/JOINT 31) AT A RATE OF 100LB/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS HULLED, MINIMUM 80% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, LABELED BAGS AND SHALL BE STORED IN A DRY LOCATION.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 15–DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS , RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1–1/2 INCHES HIGH WITH 95.E *COVERAGE*, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. SOD TO BE PROTECTED BY HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED–ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (TEARING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE EFFECTIVENESS OF ALL SEDIMENT CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO KEEP THE CONTROLS IN GOOD WORKING ORDER AT ALL TIMES.
17. WHERE THERE IS TO BE AN APPROVED CONNECTION TO AN EXISTING PAVING SURFACE, TREE WELL OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROPOSED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'–4') BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROLS SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS TO DETERMINE IF ANY DAMAGE OR DEFICIENCIES EXIST. ANY DAMAGE TO PRESENTLY EXISTING EROSION AND SEDIMENTATION CONTROLS NEED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES
ADOPTED 6/21/2006 | EC01A | NTS | 1/2003

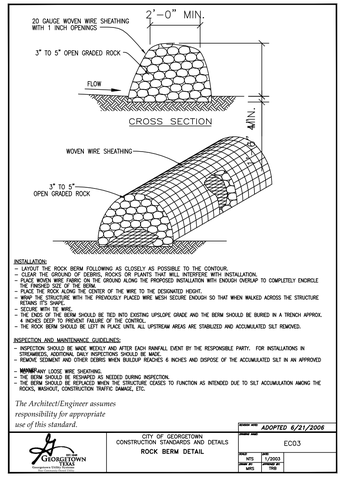


INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE THE SILT FENCE ON THE UPHILL SIDE OF THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF DISTURBANCE, EXCAVATE 6" DEEP X 6" WIDE TRENCH.
- UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE WOOD STAKES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" 13 GAUGE WELDED WIRE MESH TO THE T–POST WITH 11 1/2 GAUGE GALVANIZED T–POST CLIPS, THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SHIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 3".
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 3").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS ARE NOT RECOMMENDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL
ADOPTED 6/21/2006 | EC02 | NTS | 1/2003



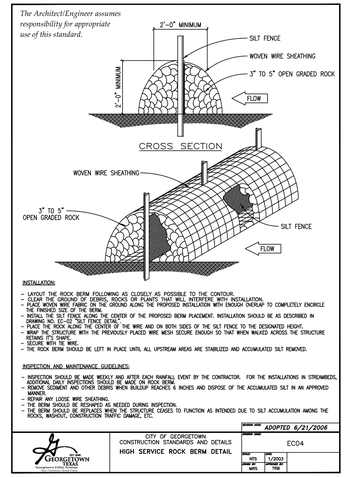
INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN MALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX. 6" DEEP TO PREVENT FAILURE OF THE CONTROL.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.

MAINTENANCE:
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE REPAIRED OR ADDED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL
ADOPTED 6/21/2006 | EC03 | NTS | 1/2003

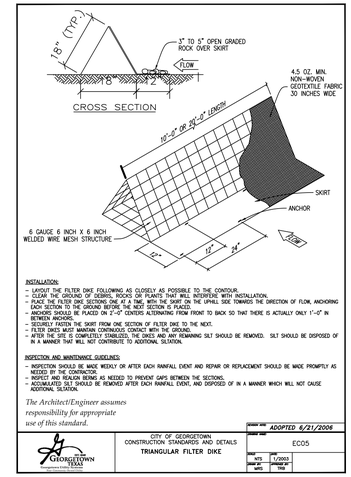


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN EC02 SILT FENCE DETAIL.
- PLACE THE ROCK ALONG THE WIRE AND ON BOTH SIDES OF THE SILT FENCE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN MALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- REMOVE SEDIMENT AND OTHER DEBRIS AS NEEDED TO PREVENT GAPS BETWEEN THE SECTIONS.
- ACCUMULATED SILT SHOULD BE REMOVED AFTER EACH RAINFALL EVENT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
HIGH SERVICE ROCK BERM DETAIL
ADOPTED 6/21/2006 | EC04 | NTS | 1/2003

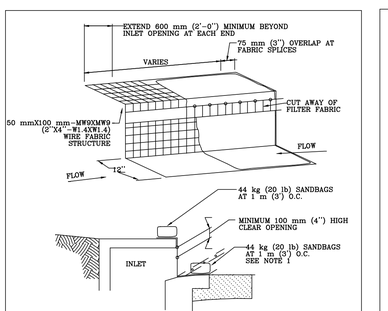


INSTALLATION:
- LAYOUT THE FILTER DIKE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE THE FILTER DIKE SECTIONS ONE AT A TIME WITH THE SKIRT ON THE UPHILL SIDE TOWARDS THE DIRECTION OF FLOW, ANCHORING EACH SECTION BEFORE PLACING THE NEXT ONE IN THE SEQUENCE.
- ANCHORS SHOULD BE PLACED ON 2'–0" CENTERS ALTERNATING FROM FRONT TO BACK SO THAT THERE IS ACTUALLY ONLY 1'–0" IN BETWEEN ANCHORS.
- SECURELY FASTEN THE SKIRT FROM ONE SECTION OF FILTER DIKE TO THE NEXT.
- FILTER DIKES MUST MAINTAIN CONTINUOUS CONTACT WITH THE GROUND.
- AFTER THE SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHOULD BE REMOVED. SILT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- REMOVE SEDIMENT AND OTHER DEBRIS AS NEEDED TO PREVENT GAPS IN THE SECTIONS.
- ACCUMULATED SILT SHOULD BE REMOVED AFTER EACH RAINFALL EVENT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRIANGULAR FILTER DIKE
ADOPTED 6/21/2006 | EC05 | NTS | 1/2003

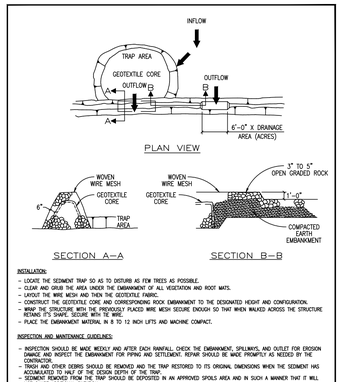


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW EVENLY AWAY FROM THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE
ADOPTED 6/21/2006 | EC06 | NTS | 1/2003

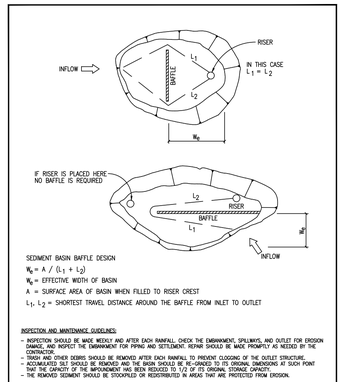


INSTALLATION:
- LOCATE THE SEDIMENT TRAP SO AS TO DISTURB AS FEW TREES AS POSSIBLE.
- CLEAR AND GRUB THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MATS.
- LAYOUT THE WIRE MESH AND TRAP WITH THE GEOTEXTILE FABRIC.
- CONSTRUCT THE GEOTEXTILE CORE AND CORRESPONDING ROCK EMBANKMENT TO THE DESIGNATED HEIGHT AND CONFIGURATION.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN MALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE. SECURE WITH TIE WIRE.
- PLACE THE EMBANKMENT MATERIAL IN 8 TO 12 INCH LIFTS AND MACHINE COMPACT.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- TRASH AND OTHER DEBRIS SHOULD BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP.
- SEDIMENT REMOVED FROM THE TRAP SHOULD BE DEPOSITED IN AN APPROVED SPOILS AREA AND IN SUCH A MANNER THAT IT WILL NOT CAUSE ADDITIONAL SILTATION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SEDIMENT TRAP DETAIL
ADOPTED 6/21/2006 | EC07 | NTS | 1/2003



SEDIMENT BASIN BAFFLE DESIGN

$W_R = A / (L_1 + L_2)$

W_R= EFFECTIVE WIDTH OF BAFFLE

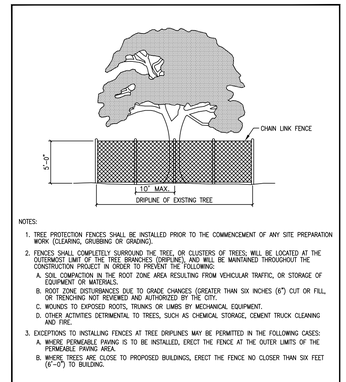
A = SURFACE AREA OF BASIN WHEN FILLED TO RISER CREST

L_1, L_2 = SHORTEST TRAVEL DISTANCE AROUND THE BAFFLE FROM INLET TO OUTLET

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- TRASH AND OTHER DEBRIS SHOULD BE REMOVED AFTER EACH RAINFALL TO PREVENT CLOGGING OF THE OUTLET STRUCTURE.
- ACCUMULATED SILT SHOULD BE REMOVED AND THE BASIN SHOULD BE RE–GRADED TO ITS ORIGINAL DIMENSIONS AT SUCH POINT THAT THE CAPACITY OF THE IMPOUNDMENT HAS BEEN REDUCED TO 1/2 OF ITS ORIGINAL STORAGE CAPACITY.
- THE REMOVED SEDIMENT SHOULD BE STOCKPILED OR REDISTRIBUTED IN AREAS THAT ARE PROTECTED FROM EROSION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

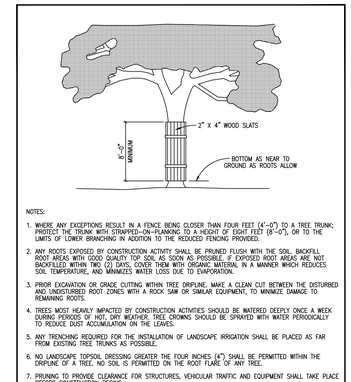
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SEDIMENT BASIN BAFFLE DESIGN
ADOPTED 6/21/2006 | EC08 | NTS | 1/2003



NOTES:
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNLESS OTHERWISE NOTED IN THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'–0") TO BUILDING.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE
ADOPTED 6/21/2006 | EC09 | NTS | 1/2003



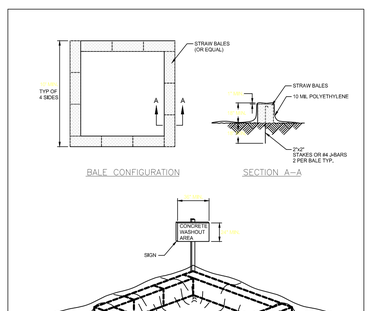
NOTES:
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'–0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED–ON–PLANKING TO A HEIGHT OF EIGHT FEET (8'–0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINE, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
6. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
7. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

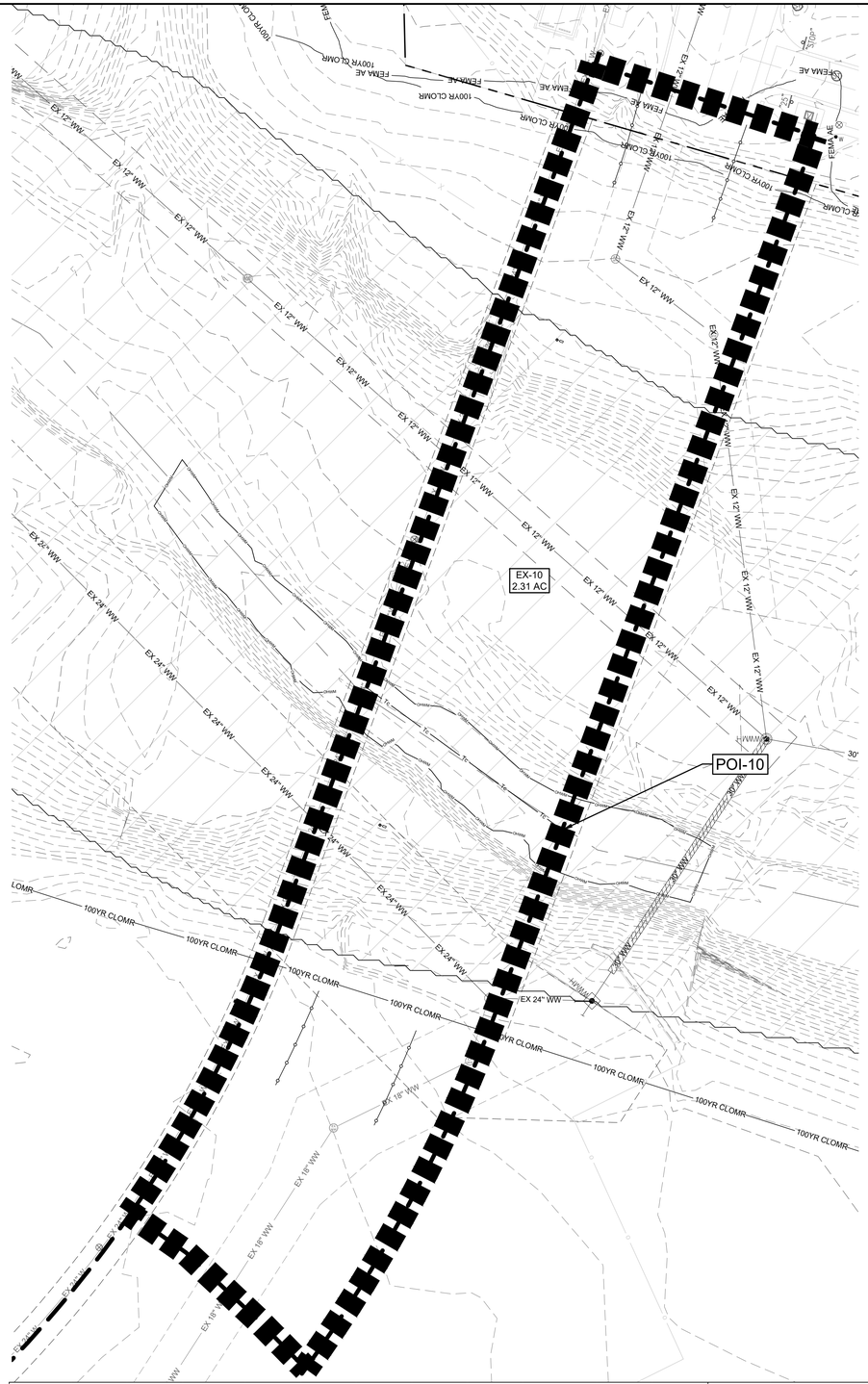
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – WOOD SLATS
ADOPTED 6/21/2006 | EC10 | NTS | 1/2003

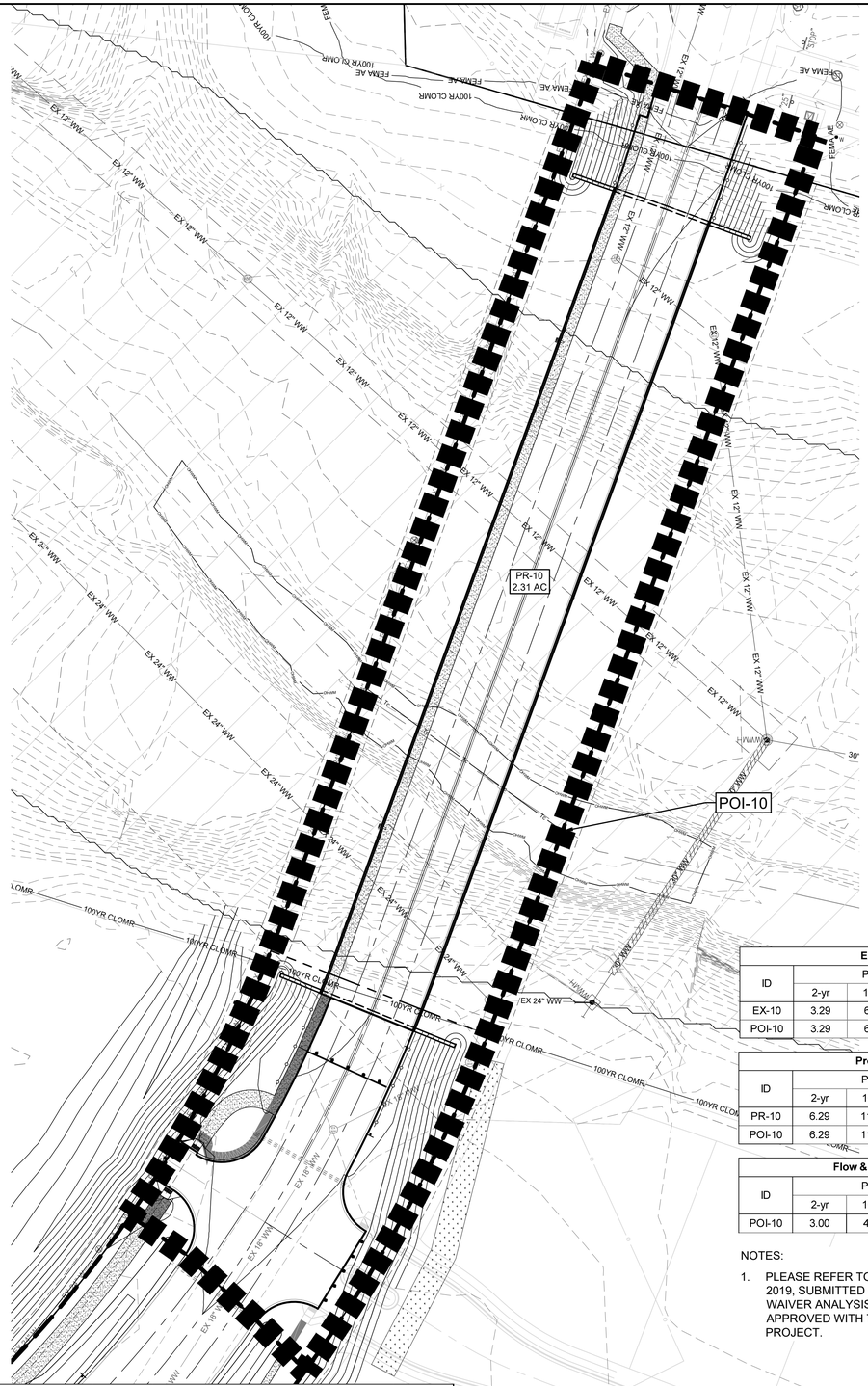
NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 25 mm X 100 mm (1"x4") BOARD SECURED WITH CONCRETE NAILS 1 m (3') O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON–SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 50 mm (2").
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM–WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

	FILTER DIKE CURB INLET PROTECTION
	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



NOTES:
1.- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2.- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLET





0 40' 80'

SCALE: 1" = 40'

LEGEND

- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA AE — 100YR ATLAS 14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA A — 100YR FEMA ZONE A FLOODPLAIN PER FIRM MAP# 48491C0460F
- 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — 100YR ATLAS 14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- OHWM — ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
- SD — PROPOSED STORM LINE
- FIRE HYDRANT
- WATER VALVE
- SD — STORM SEWER MAHNOLE
- WW — WASTEWATER MANHOLE
- CURB INLET
- P-1 / 5.00 AC — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- Tc — TIME OF CONCENTRATION
- POI-15 — DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA

Existing Conditions - Flows & Volumes - Atlas 14								
ID	Peak Flows (cfs)				Volumes (ac-ft)			
	2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr
EX-10	3.29	6.99	9.84	15.04	0.26	0.54	0.77	1.20
POI-10	3.29	6.99	9.84	15.04	0.26	0.54	0.77	1.20

Proposed Conditions - Flows & Volumes - Atlas 14								
ID	Peak Flows (cfs)				Volumes (ac-ft)			
	2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr
PR-10	6.29	11.43	15.19	21.95	0.49	0.92	1.24	1.84
POI-10	6.29	11.43	15.19	21.95	0.49	0.92	1.24	1.84

Flow & Volume Comparison (Proposed - Existing) - Atlas 14								
ID	Peak Flows (cfs)				Volumes (ac-ft)			
	2-yr	10-yr	25-yr	100-yr	2-yr	10-yr	25-yr	100-yr
POI-10	3.00	4.44	5.35	6.91	0.23	0.38	0.47	0.64

NOTES:

1. PLEASE REFER TO THE DETENTION WAIVER ANALYSIS, SEALED MARCH 25, 2019, SUBMITTED AND APPROVED WITH THE 2019-5-PP AND THE DETENTION WAIVER ANALYSIS ADDENDUM 1, SEALED JULY 28, 2023, SUBMITTED AND APPROVED WITH THE 2023-22-PP. NO DETENTION IS REQUIRED FOR THIS PROJECT.

Existing Drainage Conditions

User Inputs					Auto-Calculation		TOC Calcs	Routing Analysis Inputs			
Contributing Area	Area (sf)	CN (Pervious)	CN (Impervious)	Impervious Cover (sf)	Area (ac)	Impervious Cover (%)	TOC (min)	Area (sq. mi.)	Composite Curve Number	Lag Time	Reach Lag (if required)
EX-10	100,624	77	98	0	2.31	0.0%	6.00	0.00361	77.0	3.60	

Time of Concentration Calculations

Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Pipe/Channel Flow 1		
	Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet}	Length (ft)	Slope (ft/ft)	$T_{unpaved}$	Length (ft)	Velocity (ft)	$T_{channel}$ (min)
EX-10				0.00			0.00	140	6	0.39

Proposed Drainage Conditions

User Inputs					Auto-Calculation		TOC Calcs	Routing Analysis Inputs			
Contributing Area	Area (sf)	CN (Pervious)	CN (Impervious)	Impervious Cover (sf)	Area (ac)	Impervious Cover (%)	TOC (min)	Area (sq. mi.)	Composite Curve Number	Lag Time	Reach Lag (if required)
PR-10	100,624	77	98	46,882	2.31	46.6%	6.00	0.00361	86.8	3.60	

Time of Concentration Calculations

Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Pipe/Channel Flow 1		
	Length	Slope (ft/ft)	Roughness Coefficient	T_{sheet}	Length (ft)	Slope (ft/ft)	$T_{unpaved}$	Length (ft)	Velocity (ft)	$T_{channel}$ (min)
PR-10				0.00			0.00	140	6	0.39

NO	REVISION	BY	DATE

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LICENSED PROFESSIONAL ENGINEER
11/20/2025

EXISTING & PROPOSED DRAINAGE AREA MAPS

PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS

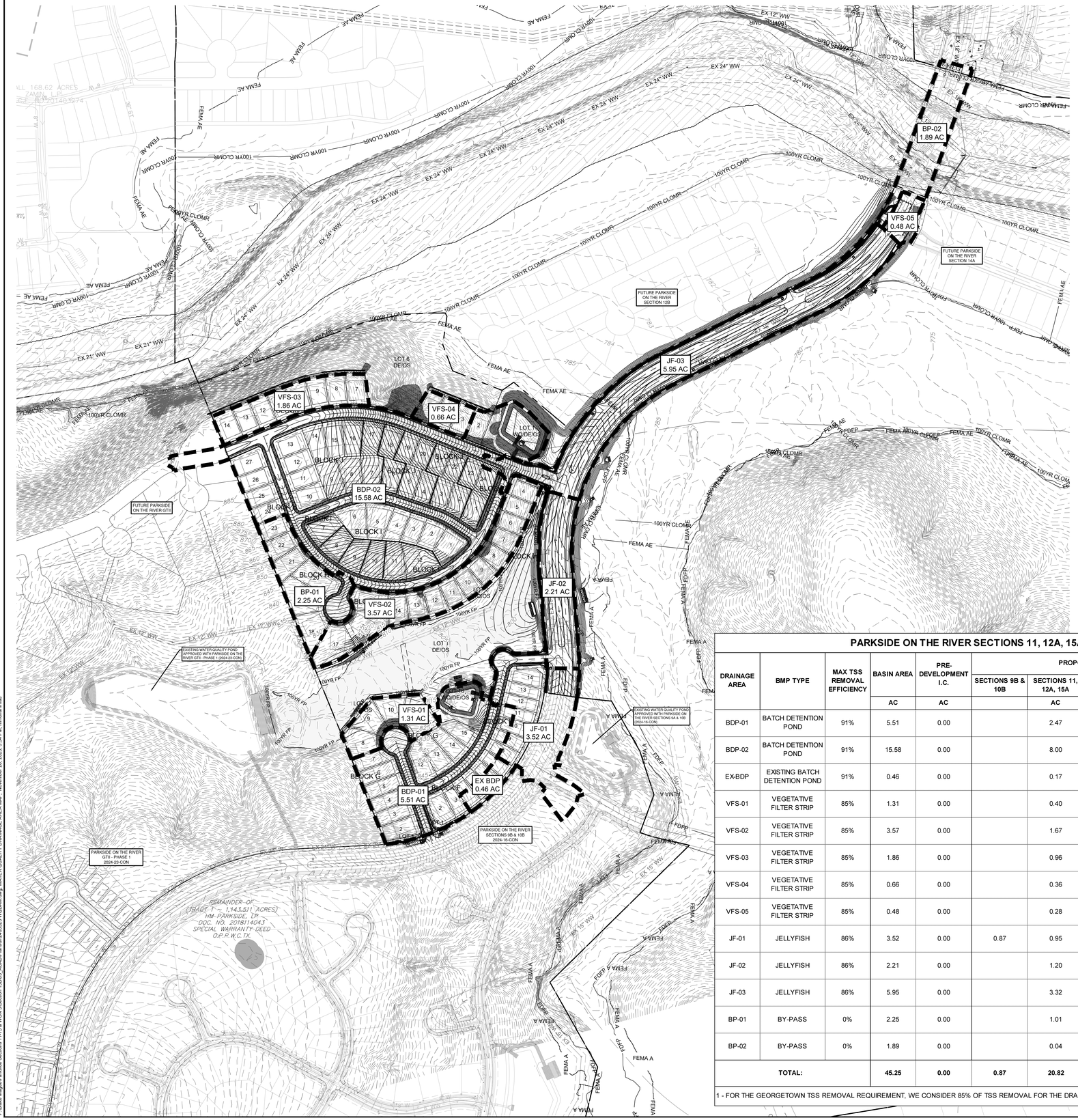
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 20 OF 60

2025-23-CON

P:\Blake Magee\Parkside Sections 11-15 & WOH 5\Sections 15B\03_ACAD\Planning\240503 DAMAP.dwg, EXISTING & PROPOSED DRAINAGE AREA MAPS, November 20, 2025, 3:53 PM, mmuhammad



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
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- OHWM — ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
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- FIRE HYDRANT
- WATER VALVE
- SD — STORM SEWER MAHNOLE
- WW — WASTEWATER MANHOLE
- CURB INLET
- P-1 / 5.00 AC — DRAINAGE AREA NAME / DRAINAGE AREA (IN ACRES)
- DIRECTION OF FLOW
- DRAINAGE AREA

PARKSIDE ON THE RIVER SECTIONS 11, 12A, 15A AND SECTION 15B - TSS REMOVAL SUMMARY - FULLY-DEVELOPED

DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	BASIN AREA	PRE-DEVELOPMENT I.C.	PROPOSED I.C.				POST-DEVELOPMENT I.C.		TCEQ REQUIRED 80% TSS LOAD REMOVAL	CITY OF GEORGETOWN REQUIRED 85% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL	VOLUME REQUIRED	VOLUME PROVIDED
					SECTIONS 9B & 10B	SECTIONS 11, 12A, 15A	SECTION 15B	FUTURE							
			AC	AC		AC	AC	AC	AC	%	LB	LB	LB	CF	CF
BDP-01	BATCH DETENTION POND	91%	5.51	0.00		2.47			2.47	45%	2,150	2,284	2,475	26,411	35,491
BDP-02	BATCH DETENTION POND	91%	15.58	0.00		8.00		0.25	8.25	53%	7,181	7,630	7,850	55,888	66,371
EX-BDP	EXISTING BATCH DETENTION POND	91%	0.46	0.00		0.17			0.17	37%	148	157	157		
VFS-01	VEGETATIVE FILTER STRIP	85%	1.31	0.00		0.40			0.40	31%	348		390		
VFS-02	VEGETATIVE FILTER STRIP	85%	3.57	0.00		1.67			1.67	47%	1,454		1,600		
VFS-03	VEGETATIVE FILTER STRIP	85%	1.86	0.00		0.96			0.96	52%	836		917		
VFS-04	VEGETATIVE FILTER STRIP	85%	0.66	0.00		0.36			0.36	55%	313		343		
VFS-05	VEGETATIVE FILTER STRIP	85%	0.48	0.00		0.28			0.28	58%	244		266		
JF-01	JELLYFISH	86%	3.52	0.00	0.87	0.95			1.82	52%	830	882	1,582		
JF-02	JELLYFISH	86%	2.21	0.00		1.20			1.20	54%	1,044	1,110	1,101		
JF-03	JELLYFISH	86%	5.95	0.00		3.32			3.32	56%	2,890	3,070	3,089		
BP-01	BY-PASS	0%	2.25	0.00		1.01			1.01	45%	879		0		
BP-02	BY-PASS	0%	1.89	0.00		0.04	0.76		0.80	42%	696		0		
TOTAL:			45.25	0.00	0.87	20.82	0.76	0.25	22.70	50%	19,012		19,770		

1 - FOR THE GEORGETOWN TSS REMOVAL REQUIREMENT, WE CONSIDER 85% OF TSS REMOVAL FOR THE DRAINAGE AREA THAT DRAINS TOWARD THE JELLYFISH AND BATCH DETENTION PONDS.

NO.	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

WATER QUALITY DRAINAGE AREA MAP

PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS

GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 21 OF 60

2025-23-CON

P:\Blake Magee\Parkside Sections 11-15 & WOH S\Sections 15B\03_ACAD\Planset\260353 WQDAM.dwg, WATER QUALITY DRAINAGE AREA MAP, November 20, 2025, 3:54 PM, mmuhammad

BATCH DETENTION POND - BDP-01

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = BDP-01

Total drainage basin/outfall area =	5.51	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.47	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	2150	lbs.
$L_{M\ THIS\ BASIN}$ (Georgetown 85% Requirement) =	2284	

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	5.51	acres
A_I =	2.47	acres
A_P =	3.04	acres
L_R =	2536	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	2475	lbs.
F =	0.98	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	3.33	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	22009	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	4402	
Total Capture Volume (required water quality volume(s) x 1.20) =	26411	cubic feet
1/2 WQV =	13205	

BATCH DETENTION POND - BDP-02

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = BDP-02

Total drainage basin/outfall area =	15.58	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.25	acres
Post-development impervious fraction within drainage basin/outfall area =	0.53	
$L_{M\ THIS\ BASIN}$ =	7181	lbs.
$L_{M\ THIS\ BASIN}$ (Georgetown 85% Requirement) =	7630	

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	15.58	acres
A_I =	8.25	acres
A_P =	7.33	acres
L_R =	8428	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	7850	lbs.
F =	0.93	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.20	inches
Post Development Runoff Coefficient =	0.37	
On-site Water Quality Volume =	46573	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	9315	
Total Capture Volume (required water quality volume(s) x 1.20) =	55888	cubic feet
1/2 WQV =	27944	

VEGETATIVE FILTER STRIP - VFS-01

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = VFS-01

Total drainage basin/outfall area =	1.31	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.40	acres
Post-development impervious fraction within drainage basin/outfall area =	0.31	
$L_{M\ THIS\ BASIN}$ =	348	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	1.31	acres
A_I =	0.40	acres
A_P =	0.91	acres
L_R =	390	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	390	lbs.
F =	1.00	

VEGETATIVE FILTER STRIP - VFS-02

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = VFS-02

Total drainage basin/outfall area =	3.57	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.67	acres
Post-development impervious fraction within drainage basin/outfall area =	0.47	
$L_{M\ THIS\ BASIN}$ =	1454	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	3.57	acres
A_I =	1.67	acres
A_P =	1.90	acres
L_R =	1600	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	1600	lbs.
F =	1.00	

VEGETATIVE FILTER STRIP - VFS-03

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = VFS-03

Total drainage basin/outfall area =	1.86	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.96	acres
Post-development impervious fraction within drainage basin/outfall area =	0.52	
$L_{M\ THIS\ BASIN}$ =	836	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	1.86	acres
A_I =	0.96	acres
A_P =	0.90	acres
L_R =	917	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	917	lbs.
F =	1.00	

VEGETATIVE FILTER STRIP - VFS-04

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = VFS-04

Total drainage basin/outfall area =	0.66	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.36	acres
Post-development impervious fraction within drainage basin/outfall area =	0.55	
$L_{M\ THIS\ BASIN}$ =	313	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	0.66	acres
A_I =	0.36	acres
A_P =	0.30	acres
L_R =	343	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	343	lbs.
F =	1.00	

VEGETATIVE FILTER STRIP - VFS-05

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = VFS-05

Total drainage basin/outfall area =	0.48	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.28	acres
Post-development impervious fraction within drainage basin/outfall area =	0.58	
$L_{M\ THIS\ BASIN}$ =	244	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_C x 34.6 + A_P x 0.54)

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

A_C =	0.48	acres
A_I =	0.28	acres
A_P =	0.20	acres
L_R =	266	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	266	lbs.
F =	1.00	

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

WATER QUALITY CALCULATIONS
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 22 OF 60

2025-23-CON

JELLYFISH - JF-01

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Parkside on the River
Date Prepared: 6/4/2025

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

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

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

County =	Williamson	
Total project area included in plan * =	55.16	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	20.82	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	18122	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = JF-01

Total drainage basin/outfall area =	3.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.81	acres
Post-development impervious fraction within drainage basin/outfall area =	0.52	
$L_{M\ THIS\ BASIN}$ =	1584	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = JF (abbreviation)
Removal efficiency = 86 percent

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

RG-348 Page 3-33 Equation 3.7:
LR = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	3.52	acres
A_I =	1.82	acres
A_P =	1.70	acres
L_R =	1758	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ = 1582 lbs.
P = 0.90

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres
Rainfall Intensity =	1.10	inches per hour
Effective Area =	1.69	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	1.87	cubic feet per second

Calculations from RG-348
Pages Section 3.2.22

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	JFPD0806-10-2
Jellyfish Treatment Flow Rate =	1.96 cfs

STATE OF TEXAS — MITCHELL T. HARDEKT — 108405 — LICENSED — PROFESSIONAL ENGINEER
11/5/25

JELLYFISH - JF-02

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Parkside on the River
Date Prepared: 6/4/2025

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

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

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

County =	Williamson	
Total project area included in plan * =	55.16	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	20.82	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	18122	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = JF-02

Total drainage basin/outfall area =	3.21	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.20	acres
Post-development impervious fraction within drainage basin/outfall area =	0.54	
$L_{M\ THIS\ BASIN}$ =	1044	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = JF (abbreviation)
Removal efficiency = 86 percent

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

RG-348 Page 3-33 Equation 3.7:
LR = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	3.21	acres
A_I =	1.20	acres
A_P =	1.01	acres
L_R =	1158	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ = 1101 lbs.
P = 0.95

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres
Rainfall Intensity =	1.60	inches per hour
Effective Area =	1.11	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	1.79	cubic feet per second

Calculations from RG-348
Pages Section 3.2.22

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	JFPD0806-10-2
Jellyfish Treatment Flow Rate =	1.96 cfs

STATE OF TEXAS — MITCHELL T. HARDEKT — 108405 — LICENSED — PROFESSIONAL ENGINEER
11/5/25

JELLYFISH - JF-03

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Parkside on the River
Date Prepared: 6/4/2025

1. The Required Load Reduction for the total project:

Calculations from RG-348 — Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

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

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

County =	Williamson	
Total project area included in plan * =	55.16	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	20.82	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	18122	lbs.

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = JF-03

Total drainage basin/outfall area =	5.95	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.32	acres
Post-development impervious fraction within drainage basin/outfall area =	0.56	
$L_{M\ THIS\ BASIN}$ =	2890	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = JF (abbreviation)
Removal efficiency = 86 percent

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

RG-348 Page 3-33 Equation 3.7:
LR = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	5.95	acres
A_I =	3.32	acres
A_P =	2.63	acres
L_R =	2300	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ = 3089 lbs.
P = 0.97

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres
Rainfall Intensity =	2.00	inches per hour
Effective Area =	3.07	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	6.18	cubic feet per second

Calculations from RG-348
Pages Section 3.2.22

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	JFPD0816-32-7
Jellyfish Treatment Flow Rate =	6.33 cfs

STATE OF TEXAS — MITCHELL T. HARDEKT — 108405 — LICENSED — PROFESSIONAL ENGINEER
11/5/25

BYPASS - BP-01

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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

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

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

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

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

County * =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = BP-01

Total drainage basin/outfall area =	2.25	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.01	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M\ THIS\ BASIN}$ =	879	lbs.

BYPASS - BP-02

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Parkside Section 15B
Date Prepared: 11/11/2025

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

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

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

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

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

County * =	Williamson	
Total project area included in plan * =	1.62	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.76	acres
Total post-development impervious cover fraction * =	0.47	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	662	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 13

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

Drainage Basin/Outfall Area No. = BP-02

Total drainage basin/outfall area =	1.89	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.80	acres
Post-development impervious fraction within drainage basin/outfall area =	0.42	
$L_{M\ THIS\ BASIN}$ =	696	lbs.

P:\Blake Magee\Parkside Sections 11-15 & WOA 5\Sections 15B\03_ACAD\Planset\20250523 WQDAM.dwg, WATER QUALITY CALCULATIONS 2, November 20, 2025, 1:21 PM, mmuhammad

REVISION | BY | DATE | NO

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SUITE 150
AUSTIN, TX 78735
512.872.6696
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TBPE NO: 16384
TBPLS NO: 10194101
HRGreen®
DEVELOPMENT TX

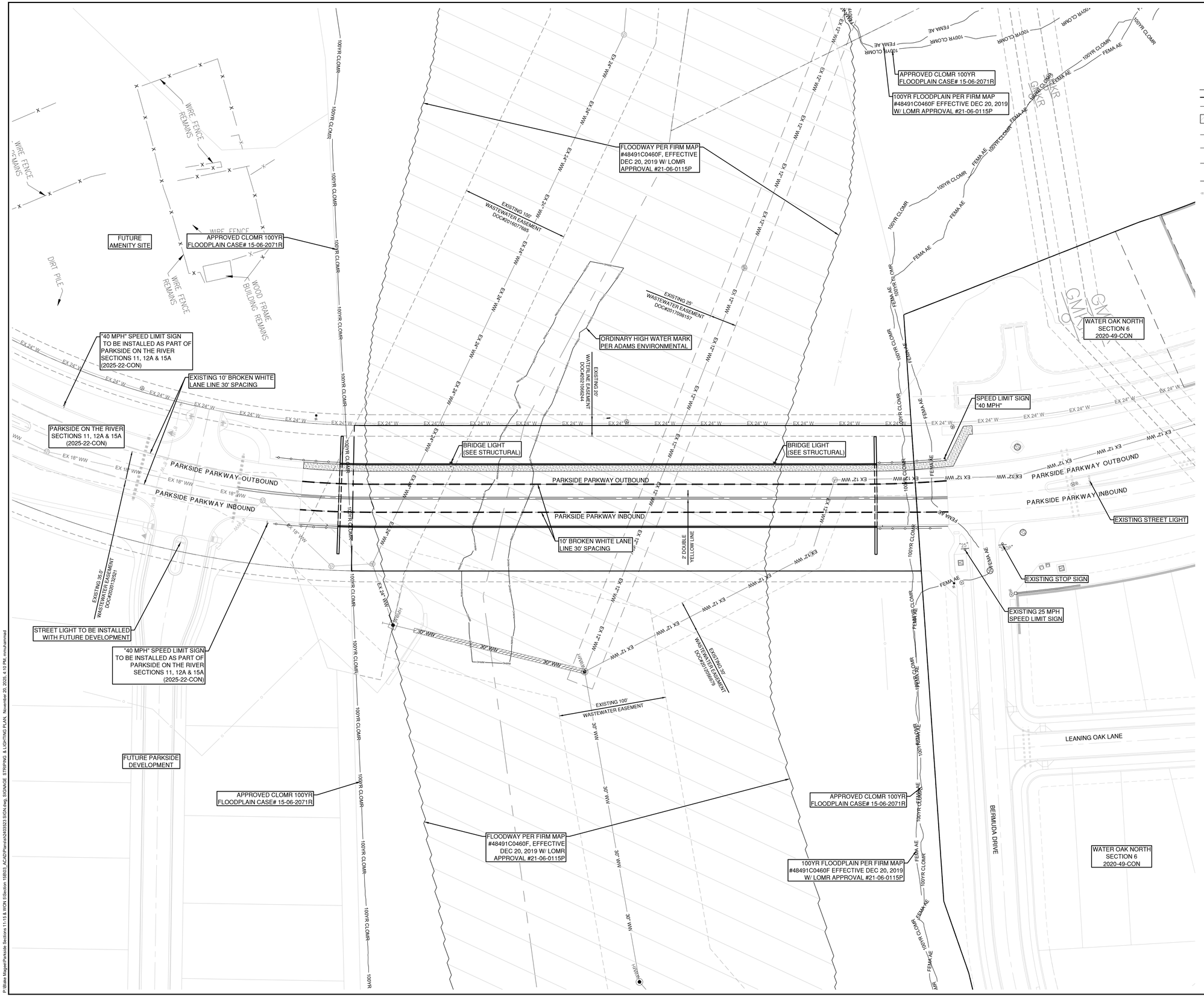
STATE OF TEXAS — CHRISTINE N. CAMPBELL — 142536 — LICENSED — PROFESSIONAL ENGINEER
11/20/2025

WATER QUALITY CALCULATIONS 2
PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 23 OF 60

2025-23-CON



0 40' 80'

SCALE: 1" = 40'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- OHWM — ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
- IRRIGATION SLEEVING
- PROPOSED STOP SIGN
- STOP BAR STRIPING
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- FIRE HYDRANT PAVEMENT MARKER

NOTE:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).

NO.	REVISION	BY	DATE

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HRGreen DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

SIGNAGE, STRIPING, & LIGHTING PLAN

PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS

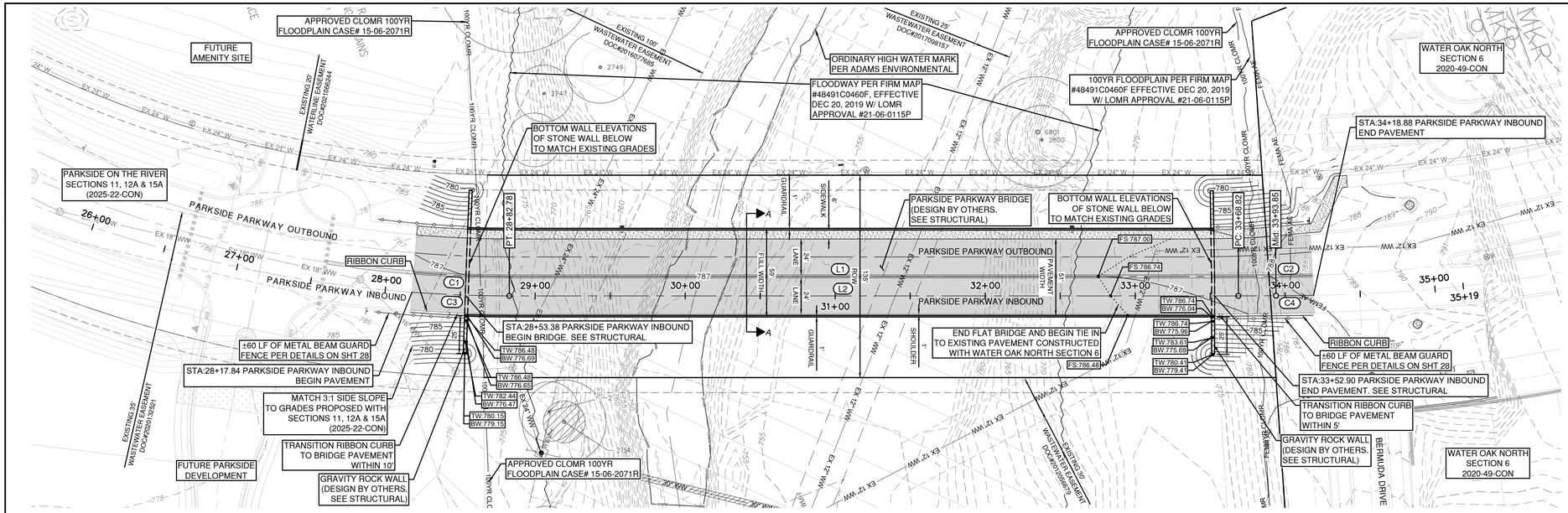
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 24 OF 60

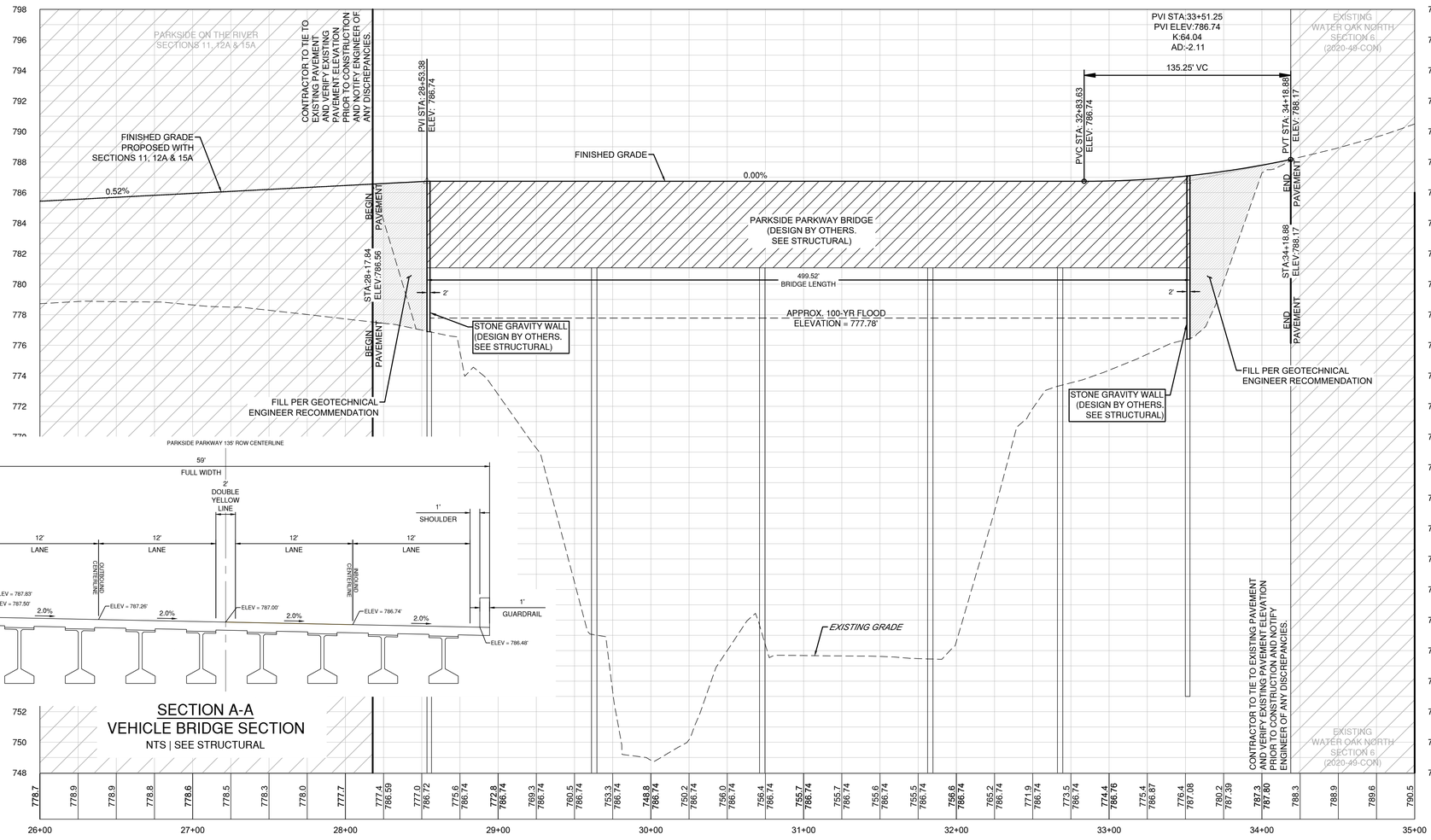
2025-23-CON

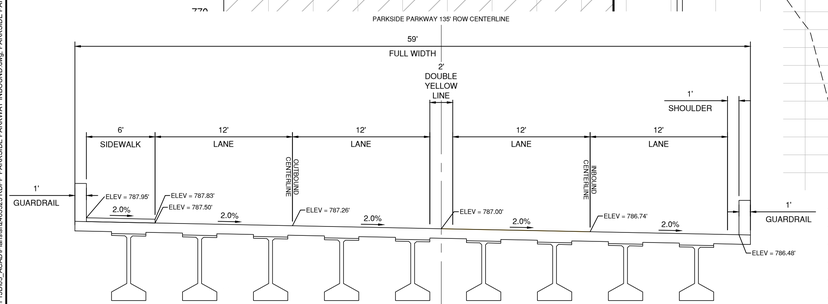
P:\Blake Magee\Parkside Sections 11-15 & WON ES\Section 15B\03_ACAD\Planset\ACAD\03 SIGN.dwg, SIGNAGE, STRIPING & LIGHTING PLAN, November 20, 2025, 4:10 PM, mmuhammad



PARKSIDE PARKWAY INBOUND

MINOR ARTERIAL - DESIGN SPEED 40 MPH





SECTION A-A
VEHICLE BRIDGE SECTION
NTS | SEE STRUCTURAL

VERT. SCALE 1" = 4'
HORZ. SCALE 1" = 40'

EXISTING GRADE - CENTERLINE

FINISHED GRADE - CENTERLINE

EXISTING GRADE → 1000.1 / 999.710 ← FINISHED GRADE

PARKSIDE PARKWAY 135' ROW CENTERLINE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.95'	800.00'	4.580°	N22° 19' 57"E	63.94
C2	35.74'	1000.00'	2.048°	N19° 01' 07"E	35.74

PARKSIDE PARKWAY INBOUND CENTERLINE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	64.94'	860.92'	4.322°	N22° 12' 12"E	64.92
C4	50.05'	3450.58'	0.831°	N19° 37' 36"E	50.05

PARKSIDE PARKWAY 135' ROW CENTERLINE		
NUMBER	LENGTH	BEARING
L1	499.60'	N20° 02' 32"E

PARKSIDE PARKWAY INBOUND CENTERLINE		
NUMBER	LENGTH	BEARING
L2	486.05'	N20° 02' 32"E

NOTES:

1. CONTRACTOR SHALL REFERENCE "GEOTECHNICAL INVESTIGATION FOUNDATION RECOMMENDATIONS - PARKSIDE ON THE RIVER SECTION 15B BRIDGE GEORGETOWN, TEXAS" DATED JANUARY 2025 BY MLA GEOTECHNICAL, ENGINEER'S JOB # 24101123.006. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH MLA GEOTECHNICAL.
2. CONTRACTOR SHALL REFERENCE "PAVING DETAILS" SHEETS FOR ADDITIONAL INFORMATION REGARDING PAVEMENT DESIGN & DETAILS.
3. FILL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY TxDOT - 114 - E, AND PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
4. VEGETATE ALL DISTURBED AREAS WITHIN THE ROW PER CITY OF GEORGETOWN SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE DIRECTLY WITH LOCAL UTILITY COMPANIES FOR ALL INSTALLATION OF DRY UTILITIES.
7. CONTRACTOR SHALL COORDINATE STREET LIGHTING WITH PEC ELECTRIC.
8. CONTRACTOR SHALL BE FAMILIARIZED WITH ALL DETAILS SHOWN ON THESE PLANS AND SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL REFERENCE TYPICAL CROSS SECTIONS FOR DETERMINING GRADING ELEVATION ON LEFT AND RIGHT SIDE OF STREET PAVEMENT.
11. "FINISHED GRADE" AS LABELED ON PROFILES REPRESENTS THE PROPOSED CENTER OF ROAD UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFERENCE GRADING PLANS FOR TOP OF PAVEMENT ELEVATIONS.
12. ALL X, Y COORDINATES SHOWN ON PLAN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
13. TOPOGRAPHIC DATA SHOWN HEREON BASED ON GROUND TOPO BY HR GREEN DEVELOPMENT TX, LLC DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER 2024.
14. IF ACCESSIBLE ROUTE IS LESS THAN 5' WIDE, A 1'X5' PASSING SPACE IS REQUIRED EVERY 200'.
15. WHEN ROADWAY SLOPES EXCEED 5%, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED THE SLOPE OF THE ADJACENT ROADWAY.
16. BOTTOM OF WALL (BW) ELEVATIONS INDICATE FINISHED GRADE. IT DOES NOT INCLUDE THE FOOTING.

0 40' 80'

SCALE: 1" = 40'

LEGEND

- FIRE HYDRANT
- WATER VALVE
- STORM SEWER MAHNOLE
- WASTEWATER MANHOLE
- CURB INLET
- 834 — EXISTING MINOR CONTOUR
- 835 — EXISTING MAJOR CONTOUR
- 834 — PROPOSED MINOR CONTOUR
- 835 — PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- RIBBON CURB
- SIDEWALK (BY DEVELOPER)
- ADA RAMP
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- FEMA AE — 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR CLOMR — 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- FDFP — 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- OHWM — ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
- TREES TO REMAIN - HERITAGE
- TREES TO REMAIN - NON-HERITAGE
- ASPHALT PAVING (REFER TO SHEET 27 FOR PAVEMENT DESIGN SECTIONS)

NO	REVISION	BY	DATE

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER

11/20/2025

PARKSIDE PARKWAY INBOUND
PLAN & PROFILE

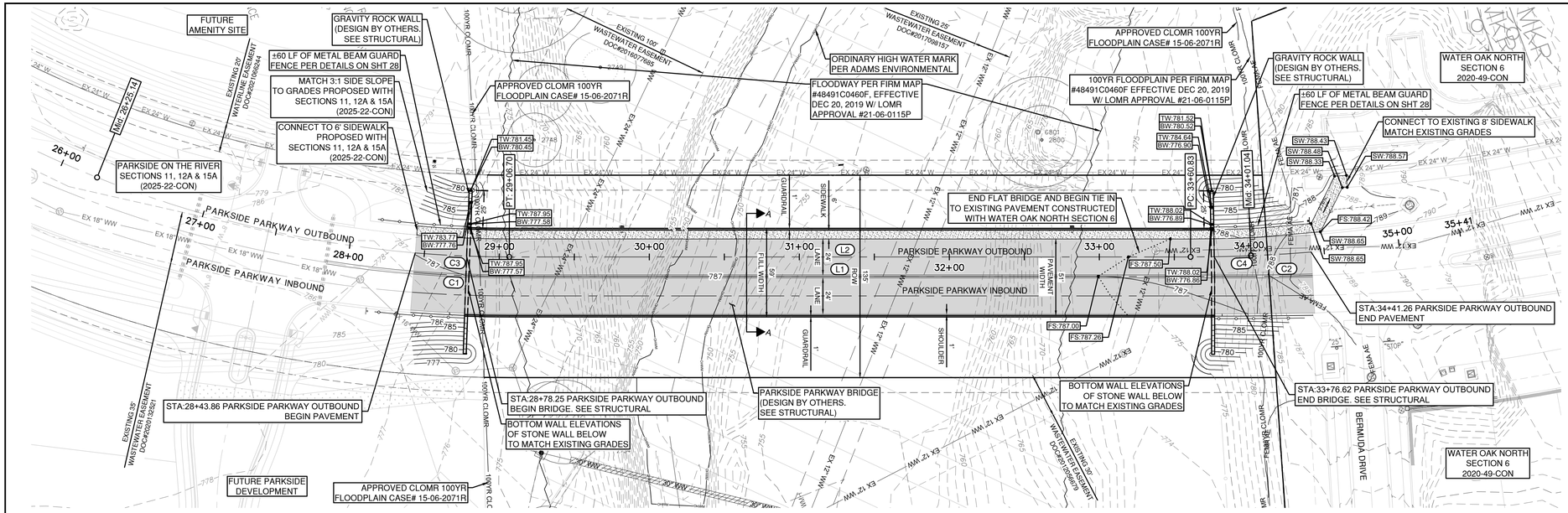
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 25 OF 60

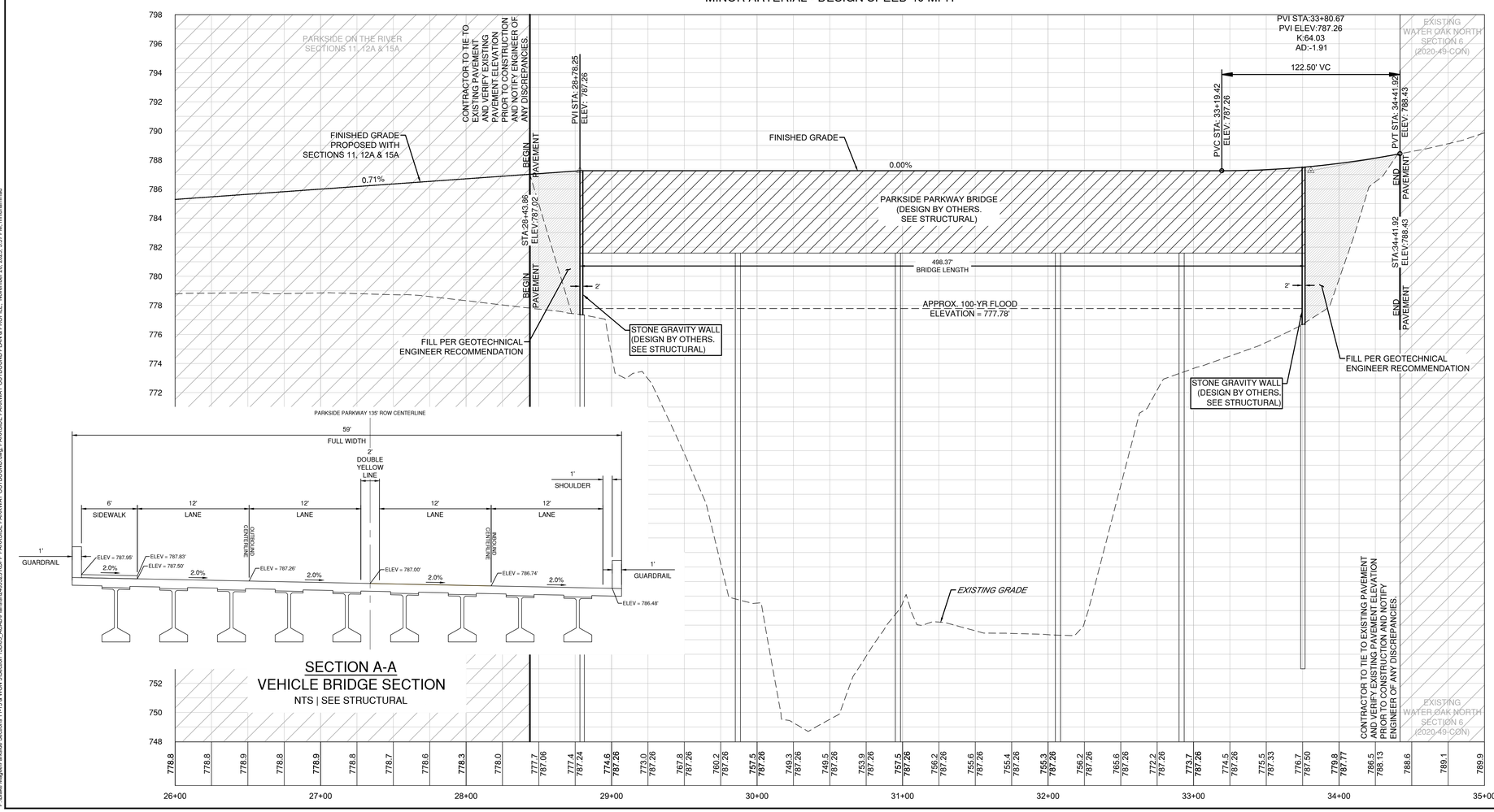
2025-23-CON

P:\Blake Magee\Parkside Sections 11-15 & WOA II\Sections 15B\03_ACAD\Planset\24025303.RDPP PARKSIDE PARKWAY INBOUND.dwg, PARKSIDE PARKWAY INBOUND PLAN & PROFILE - November 20, 2025, 3:55 PM, mmuhammad



PARKSIDE PARKWAY OUTBOUND

MINOR ARTERIAL - DESIGN SPEED 40 MPH



SECTION A-A
VEHICLE BRIDGE SECTION
NTS | SEE STRUCTURAL

0 40' 80'

SCALE: 1" = 40'

LEGEND

- FIRE HYDRANT
- WATER VALVE
- STORM SEWER MAHNOLE
- WASTEWATER MANHOLE
- CURB INLET
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- RIBBON CURB
- SIDEWALK (BY DEVELOPER)
- ADA RAMP
- FEMA FLOODWAY PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR ATLAS-14 FEMA ZONE AE FLOODPLAIN PER FIRM# 48491C0460F & LOMR# 21-06-0115P
- 100YR CLOMR FLOODPLAIN CASE# 15-06-2071R
- 100YR ATLAS-14 FULLY DEVELOPED FLOODPLAIN (STANTEC DRAINAGE STUDY, SHERVIN NOOSHIN, 3/25/19) APPROVED WITH PP# 2019-5-PP
- ORDINARY HIGH WATER MARK PER ADAMS ENVIRONMENTAL
- TREES TO REMAIN - HERITAGE
- TREES TO REMAIN - NON-HERITAGE
- ASPHALT PAVING (REFER TO SHEET 27 FOR PAVEMENT DESIGN SECTIONS)

VERTICAL 4 0

VERT. SCALE 1" = 4'
HORZ. SCALE 1" = 40'
EXISTING GRADE - CENTERLINE
FINISHED GRADE - CENTERLINE
EXISTING GRADE → 1000+1 990+10 ← FINISHED GRADE

PARKSIDE PARKWAY 135' ROW CENTERLINE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.95'	800.00'	4.580°	N22° 19' 57"E	63.94
C2	35.74'	1000.00'	2.048°	N19° 01' 07"E	35.74

PARKSIDE PARKWAY OUTBOUND CENTERLINE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	62.84'	739.08'	4.872°	N22° 28' 42"E	62.83
C4	80.43'	1001.74'	4.600°	N17° 44' 32"E	80.41

PARKSIDE PARKWAY 135' ROW CENTERLINE		
NUMBER	LENGTH	BEARING
L1	499.60'	N20° 02' 32"E

PARKSIDE PARKWAY OUTBOUND CENTERLINE		
NUMBER	LENGTH	BEARING
L2	454.13'	N20° 02' 32"E

NOTES:

1. CONTRACTOR SHALL REFERENCE "GEOTECHNICAL INVESTIGATION FOUNDATION RECOMMENDATIONS - PARKSIDE ON THE RIVER SECTION 15B BRIDGE GEORGETOWN, TEXAS" DATED JANUARY 2025 BY MLA GEOTECHNICAL, ENGINEER'S JOB # 24101123.006. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH MLA GEOTECHNICAL.
2. CONTRACTOR SHALL REFERENCE "PAVING DETAILS" SHEETS FOR ADDITIONAL INFORMATION REGARDING PAVEMENT DESIGN & DETAILS.
3. FILL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY TxDOT - 114 - E, AND PER GEOTECHNICAL ENGINEERS RECOMMENDATION.
4. VEGETATE ALL DISTURBED AREAS WITHIN THE ROW PER CITY OF GEORGETOWN SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE DIRECTLY WITH LOCAL UTILITY COMPANIES FOR ALL INSTALLATION OF DRY UTILITIES.
7. CONTRACTOR SHALL COORDINATE STREET LIGHTING WITH PEC ELECTRIC.
8. CONTRACTOR SHALL BE FAMILIARIZED WITH ALL DETAILS SHOWN ON THESE PLANS AND SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCY PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL REFERENCE TYPICAL CROSS SECTIONS FOR DETERMINING GRADING ELEVATION ON LEFT AND RIGHT SIDE OF STREET PAVEMENT.
11. "FINISHED GRADE" AS LABELED ON PROFILES REPRESENTS THE PROPOSED CENTER OF ROAD UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFERENCE GRADING PLANS FOR TOP OF PAVEMENT ELEVATIONS.
12. ALL X, Y COORDINATES SHOWN ON PLAN SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
13. TOPOGRAPHIC DATA SHOWN HEREON BASED ON GROUND TOPO BY HR GREEN DEVELOPMENT TX, LLC DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER 2024.
14. IF ACCESSIBLE ROUTE IS LESS THAN 5' WIDE, A 1'X5' PASSING SPACE IS REQUIRED EVERY 200'.
15. WHEN ROADWAY SLOPES EXCEED 5%, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED THE SLOPE OF THE ADJACENT ROADWAY.
16. BOTTOM OF WALL (BW) ELEVATIONS INDICATE FINISHED GRADE. IT DOES NOT INCLUDE THE FOOTING.

NO	REVISION	BY	DATE

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DEVELOPMENT TX

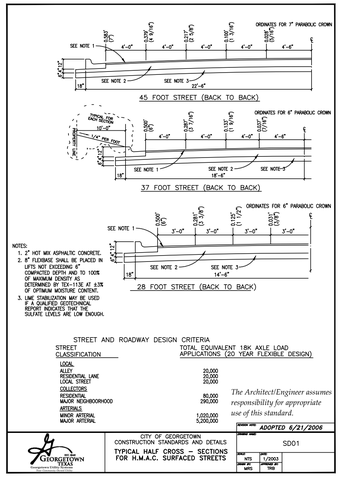
STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

PARKSIDE PARKWAY
OUTBOUND PLAN & PROFILE
PARKSIDE ON THE RIVER
SECTION 15B
CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 26 OF 60

2025-23-CON



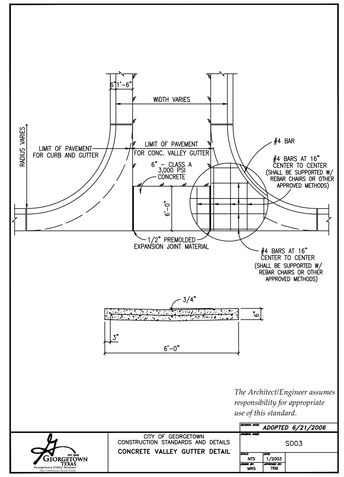
NOTES:
1. 2" HOT MIX ASPHALTIC CONCRETE.
2. 6" FLOWBASE SHALL BE PLACED IN LIFTS NOT EXCEEDING 6" COMPACTED DEPTH AND TO 100% OF MAXIMUM DENSITY AS DETERMINED BY TEX-113E AT ±2% OF OPTIMUM MOISTURE CONTENT.
3. LIME STABILIZATION MAY BE USED IF A QUALIFIED GEOTECHNICAL REPORT INDICATES THAT THE SULFATE LEVELS ARE LOW ENOUGH.

STREET AND ROADWAY DESIGN CRITERIA

STREET CLASSIFICATION	TOTAL EQUIVALENT 18K AXLE LOAD APPLICATIONS (20 YEAR FLEXIBLE DESIGN)
LOCAL	
ALLEY	20,000
RESIDENTIAL LANE	20,000
LOCAL STREET	30,000
COLLECTORS	
RESIDENTIAL	80,000
MAJOR NEIGHBORHOOD	290,000
ARTERIALS	
MINOR ARTERIAL	1,000,000
MAJOR ARTERIAL	5,200,000

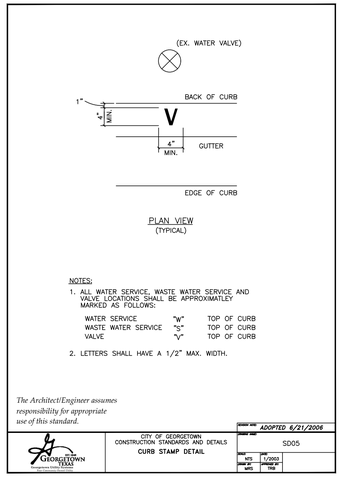
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL HALF CROSS - SECTIONS FOR H.M.A.C. SURFACED STREETS
ADOPTED 6/21/2006
SD01
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB



The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CONCRETE VALLEY GUTTER DETAIL
ADOPTED 6/21/2006
SD03
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB



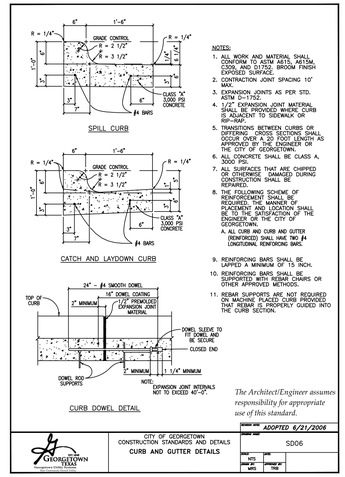
NOTES:
1. ALL WATER SERVICE, WASTE WATER SERVICE AND VALVE LOCATIONS SHALL BE APPROXIMATELY MARKED AS FOLLOWS:

WATER SERVICE	"W"	TOP OF CURB
WASTE WATER SERVICE	"S"	TOP OF CURB
VALVE	"V"	TOP OF CURB

2. LETTERS SHALL HAVE A 1/2" MAX. WIDTH.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

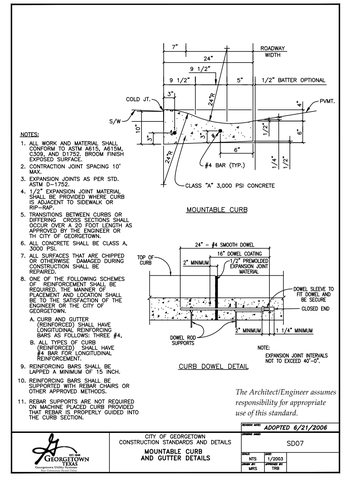
CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CURB STAMP DETAIL
ADOPTED 6/21/2006
SD05
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB



NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. ALL CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

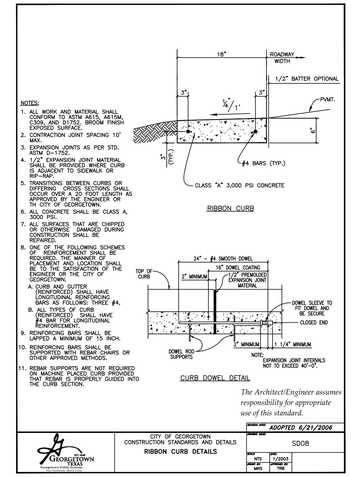
CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CURB AND GUTTER DETAILS
ADOPTED 6/21/2006
SD06
SCALE: NTS | DATE: | DRAWN BY: MRS | CHKD: TRB



NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
MOUNTABLE CURB AND GUTTER DETAILS
ADOPTED 6/21/2006
SD07
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB



NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
RIBBON CURB DETAILS
ADOPTED 6/21/2006
SD08
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB

TYPE I – AS REQUIRED FOR SINGLE FAMILY, DUPLEXES AND TOWNHOUSES, TRIPLEXES AND QUADRAPLEXES.
TYPE II – AS REQUIRED FOR MULTI-FAMILY, OTHER NON-RESIDENTIAL USES AND PARKING LOTS/STRUCTURES.
ALL THOROUGHFARES (COLLECTOR AND ABOVE) REQUIRE TYPE II.

NOTES:
1. STANDARD LOCATION OF SIDEWALK SHALL BE IN CONFORMANCE WITH THE UDC.
2. SIDEWALK SHALL CONFORM TO CURRENT TDLR/TAS STANDARDS.
3. ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ENGINEER OF RECORD.
4. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT SHALL BE APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND BY THE CITY ENGINEER.
5. SLIP DOWEL SHALL BE INSTALLED AT EVERY LONGITUDINAL EXPANSION JOINT (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER DURING ENGINEERING PLAN REVIEW PRIOR TO FINAL DESIGN).

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK SECTION AND JOINT DETAIL
ADOPTED 6/21/2006 TRB
SD14
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB

* PLASTING INSERT MUST BE USED WITH 1/16 " THIN WALL TUBING.
** FOOTING SHALL BE REMOVED AND BACKFILLED WHEN BARRICADE IS REMOVED.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
UNIVERSAL ANCHOR SYSTEM
ADOPTED 6/21/2006
SD23
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
POZ-LOC (BREAKAWAY FOUNDATION)
ADOPTED 6/21/2006
SD24
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | CHKD: TRB

NOTES:
1. ALL MATERIALS SHALL BE FURNISHED BY THE CONTRACTOR WITH THE EXCEPTION OF THE CITY OF GEORGETOWN G.U.S. LOGO WHICH WILL BE FURNISHED BY THE CITY.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).

The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
PROJECT SIGN TYPE II
ADOPTED 6/21/2006
SD26
SCALE: NTS | DATE: | DRAWN BY: MRS | CHKD: TRB

Parkside on the River Section 15B Bridge
Engineer's Job No.: 24101123.006

FOUNDATION RECOMMENDATIONS – DRILLED SHAFTS

1. The foundation elements should be supported by drilled straight-shaft concrete piers embedded a minimum of 2 pier diameters into limestone encountered at varying depths in the borings. Deeper embedment will be required depending minimum non-working lengths and structural analysis.
2. Tables 1 and 2 below contain geotechnical data and design parameters for use in vertical and lateral drilled shaft capacity. These parameters may be used with the software program LPile [4] or other suitable program to generate p-y curves for this purpose. The structural engineer should generate p-y curves for lateral pile analysis and verify the foundation design is adequate.
3. Please reference the Logs of Boring for the depth of occurrence and the thickness of the Soil Types listed in Table 1 and Table 2.

Table 1: Description of Soil Profile with LPile Parameters

Soil Type	Total Unit Weight [d]	Angle of Internal Friction, ϕ	Undrained Shear Strength	ε_{50} [e]	Modulus of Subgrade Reaction[f]	
CLAY/ GRAVEL [a]	0.072 pci (125 pcf)	-	-	-	-	
SAND	0.067 pci (115 pcf)	$\phi' = 30^o$	-	n/a	Dry k = 90 pci Submerged k = 60 pci	
LIMESTONE [b]	0.084 pci (145 pcf)	-	55.6 psi (8,000 psf)	0.004	k_c = 800 pci	k_s = 2,000 pci
HARD LIMESTONE [c]	0.084 pci (145 pcf)	-	278 psi (40,000 psf)	0.0005	k_c = 800 pci	k_s = 2,000 pci

Table 1 Notes:
a. The minimum non-working length (disregard depth) of the drilled shaft is 5 feet. **This depth does not account for the TxDOT minimum scour depth.** An increased disregard depth may be necessary depending on scour depth and TxDOT minimums as applicable.
b. LPile Soil Type "Stiff Clay with Free Water" was used as a guide to generate these soil parameters in lieu of the USCS soil type represented on the Logs of Boring. For the purposes of LPile analysis, the limestone may be treated as Stiff Clay. The use of a stiff clay model instead of the rock model is conservative in the limestone.
c. HARD LIMESTONE is depicted by a different hatching graphic in the "GRAPHIC LOG" column on the Logs of Boring.

MLA Geotechnical Dallas/Fort Worth Austin San Antonio Houston Bryan/College Station Killeen *"put us to the test"*

NOTE:
1. CONTRACTOR SHALL REFERENCE "GEOTECHNICAL INVESTIGATION FOUNDATION RECOMMENDATIONS - PARKSIDE ON THE RIVER SECTION 15B BRIDGE GEORGETOWN, TEXAS" CREATED JANUARY 2025 BY MLA GEOTECHNICAL, ENGINEER'S JOB # 24101123.006. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WITH MLA GEOTECHNICAL.
2. CONTRACTOR TO USE "VIRGIN MIX" TXDOT HMAC WEARING SURFACE 340 TYPE D, WITHOUT RAP OR RAZ. IN THE EVENT THAT THE CITY SPECIFICATIONS OR GEOTECH REPORT CONFLICT WITH THIS THEN THIS NOTE SHALL CONTROL.
3. THE BASE OVERBUILD SHOULD BE EXTENDED A MINIMUM OF 18" BEYOND THE BACK OF CURB. IF LIME TREATMENT IS BEING USED, THE BASE OVERBUILD SHOULD BE EXTENDED 3 FEET BEYOND THE BACK OF THE CURB.
4. AVOID INSTALLATION OF IRRIGATION, PLANTINGS, SILT FENCE, ETC. IN THE BASE OVERBUILD.
5. ALL MATERIAL IMPORTED AND USED FOR ROADWAY FILL AND SUBGRADE SHALL BE LOW P.I MATERIAL UNLESS CONTRACTOR OBTAINS APPROVAL FROM DEVELOPER , IF CONTRACTOR CHOOSES TO BRING IN HIGH PI MATERIAL FOR SUBGRADE, CONTRACTOR IS RESPONSIBLE FOR ALTERNATE PAVEMENT DESIGN PER THE GEOTECH REPORT AND ASSOCIATED COSTS.
6. CONTRACTOR TO ENSURE THAT ALL ONSITE MATERIAL USED FOR ROADWAY FILL AND SUBGRADE SHALL BE LOW P.I. MATERIAL UNLESS LOW P.I. MATERIAL DOES NOT EXIST FROM ONSITE MATERIAL. CONTRACTOR TO COORDINATE FINDINGS WITH THE DEVELOPER AND OBTAIN APPROVAL FOR NEEDING TO USE ALTERNATE PAVEMENT DESIGN PER THE GEOTECH REPORT.

HRGreen
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
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DATE | BY | REVISION | NO

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STATE OF TEXAS
CHRISTINE N. CAMPBELL
142536
LICENSED PROFESSIONAL ENGINEER
11/20/2025

PAVING DETAILS

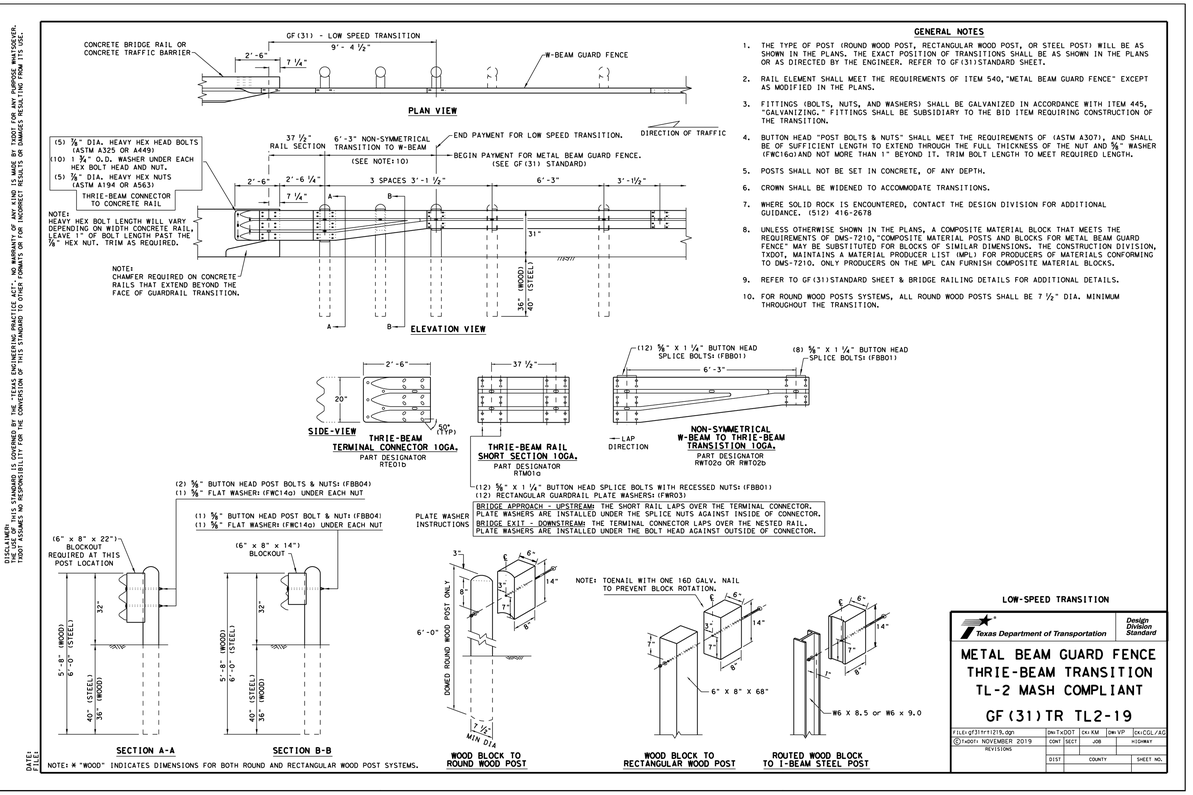
PARKSIDE ON THE RIVER SECTION 15B CONSTRUCTION PLANS
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: CC
DRAWN BY: MM
CHECKED BY: SN
APPROVED BY:

SHEET 27 OF 60

2025-23-CON

Plot Style: LandDev Global.ctb
Template: LDC_C3D2022.DWT
P:\Data Mapper\Parkside Sections 11\15 & WSN 5\Section 15B\03_ACAD\Parcels\24101123 DTLS.dwg PAVING DETAILS, November 20, 2025, 1:24 PM, mmuhammad



GENERAL NOTES

1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS. THE EXACT POSITION OF TRANSITIONS SHALL BE AS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. REFER TO GF(31)STANDARD SHEET.
2. RAIL ELEMENT SHALL MEET THE REQUIREMENTS OF ITEM 540,"METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS.
3. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM REQUIRING CONSTRUCTION OF THE TRANSITION.
4. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND ⅜" WASHER (FWC16O) AND NOT MORE THAN 1" BEYOND IT. TRIM BOLT LENGTH TO MEET REQUIRED LENGTH.
5. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
6. CROWN SHALL BE WIDENED TO ACCOMMODATE TRANSITIONS.
7. WHERE SOLID ROCK IS ENCOUNTERED, CONTACT THE DESIGN DIVISION FOR ADDITIONAL GUIDANCE. (512) 416-2678
8. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF DMS-7210,"COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE" MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT, MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR PRODUCERS OF MATERIALS CONFORMING TO DMS-7210. ONLY PRODUCERS ON THE MPL CAN FURNISH COMPOSITE MATERIAL BLOCKS.
9. REFER TO GF(31)STANDARD SHEET & BRIDGE RAILING DETAILS FOR ADDITIONAL DETAILS.
10. FOR ROUND WOOD POSTS SYSTEMS, ALL ROUND WOOD POSTS SHALL BE 7 ½" DIA. MINIMUM THROUGHOUT THE TRANSITION.

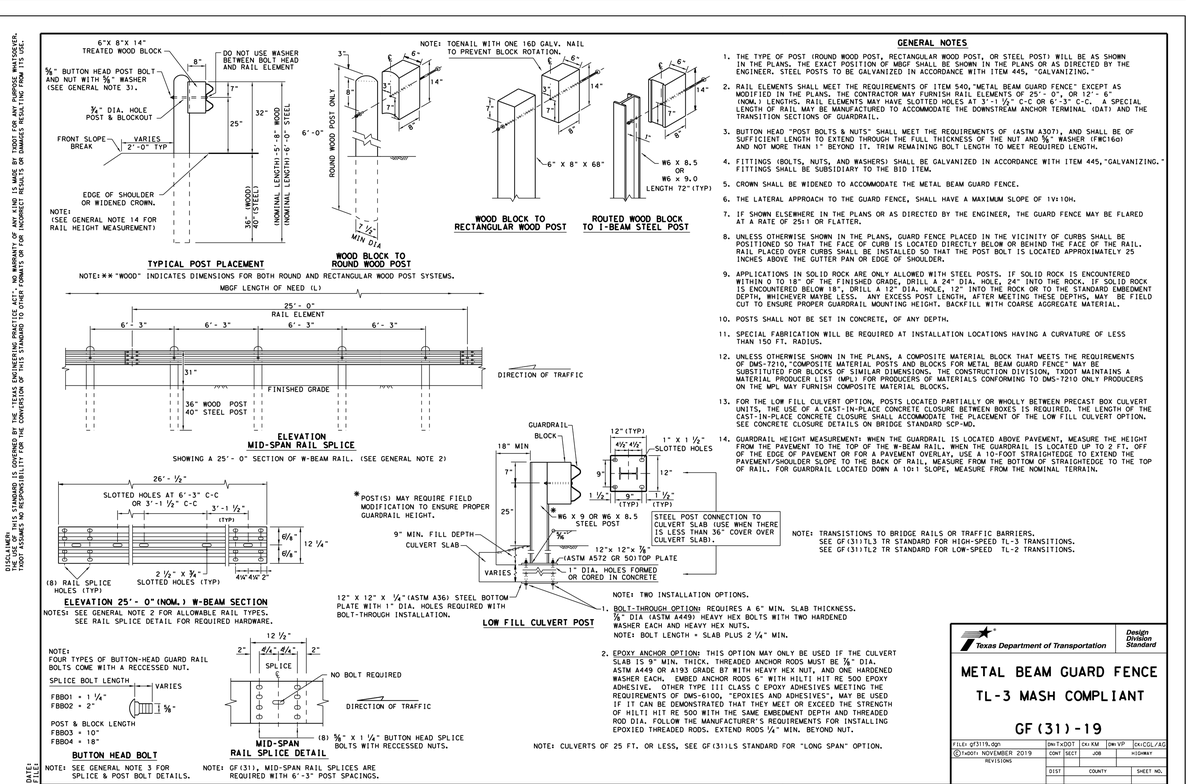
Texas Department of Transportation	Design Division Standard

METAL BEAM GUARD FENCE THRIE-BEAM TRANSITION TL-2 MASH COMPLIANT

GF(31)TR TL2-19

FILE: gf31tr1219.dgn	DW: TxDOT	CK: KM	DW: VP	CK: CGL/AG
©TxDOT: NOVEMBER 2019	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

LOW-SPEED TRANSITION



GENERAL NOTES

1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS. THE EXACT POSITION OF MBGF SHALL BE SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. STEEL POSTS TO BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING."
2. RAIL ELEMENTS SHALL MEET THE REQUIREMENTS OF ITEM 540,"METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS. THE CONTRACTOR MAY FURNISH RAIL ELEMENTS OF 25'- 0", OR 12'- 6" (NOM.) LENGTHS. RAIL ELEMENTS MAY HAVE SLOTTED HOLES AT 3'-1 ½" C-C OR 6'-3" C-C. A SPECIAL LENGTH OF RAIL MAY BE MANUFACTURED TO ACCOMMODATE THE DOWNSTREAM ANCHOR TERMINAL (DAT) AND THE TRANSITION SECTIONS OF GUARDRAIL.
3. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND ⅜" WASHER (FWC16G) AND NOT MORE THAN 1" BEYOND IT. TRIM REMAINING BOLT LENGTH TO MEET REQUIRED LENGTH.
4. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445,"GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
5. CROWN SHALL BE WIDENED TO ACCOMMODATE THE METAL BEAM GUARD FENCE.
6. THE LATERAL APPROACH TO THE GUARD FENCE, SHALL HAVE A MAXIMUM SLOPE OF 1V:10H.
7. IF SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER, THE GUARD FENCE MAY BE FLARED AT A RATE OF 2S:1 OR FLATTER.
8. UNLESS OTHERWISE SHOWN IN THE PLANS, GUARD FENCE PLACED IN THE VICINITY OF CURBS SHALL BE POSITIONED SO THAT THE FACE OF CURB IS LOCATED DIRECTLY BELOW OR BEHIND THE FACE OF THE RAIL. RAIL PLACED OVER CURBS SHALL BE INSTALLED SO THAT THE POST BOLT IS LOCATED APPROXIMATELY 25 INCHES ABOVE THE CENTER PAN OR EDGE OF SHOULDER.
9. APPLICATIONS IN SOLID ROCK ARE ONLY ALLOWED WITH STEEL POSTS. IF SOLID ROCK IS ENCOUNTERED WITHIN 0 TO 18" OF THE FINISHED GRADE, DRILL A 24" DIA. HOLE, 24" INTO THE ROCK. IF SOLID ROCK IS ENCOUNTERED BELOW 18", DRILL A 12" DIA. HOLE, 12" INTO THE ROCK OR TO THE STANDARD EMBEDMENT DEPTH, WHICHEVER MAYBE LESS. ANY EXCESS POST LENGTH, AFTER MEETING THESE DEPTHS, MAY BE FIELD CUT TO ENSURE PROPER GUARDRAIL MOUNTING HEIGHT. BACKFILL WITH COARSE AGGREGATE MATERIAL.
10. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
11. SPECIAL FABRICATION WILL BE REQUIRED AT INSTALLATION LOCATIONS HAVING A CURVATURE OF LESS THAN 150 FT. RADIUS.
12. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF DMS-7210,"COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE" MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR PRODUCERS OF MATERIALS CONFORMING TO DMS-7210 ONLY PRODUCERS ON THE MPL MAY FURNISH COMPOSITE MATERIAL BLOCKS.
13. FOR THE LOW FILL CULVERT OPTION, POSTS LOCATED PARTIALLY OR WHOLLY BETWEEN PRECAST BOX CULVERT UNITS, THE USE OF A CAST-IN-PLACE CONCRETE CLOSURE BETWEEN BOXES IS REQUIRED. THE LENGTH OF THE CAST-IN-PLACE CONCRETE CLOSURE SHALL ACCOMMODATE THE PLACEMENT OF THE LOW FILL CULVERT OPTION. SEE CONCRETE CLOSURE DETAILS ON BRIDGE STANDARD SCP-MD.
14. GUARDRAIL HEIGHT MEASUREMENT: WHEN THE GUARDRAIL IS LOCATED ABOVE PAVEMENT, MEASURE THE HEIGHT FROM THE PAVEMENT TO THE TOP OF THE W-BEAM RAIL. WHEN THE GUARDRAIL IS LOCATED UP TO 2 FT. OFF OF THE EDGE OF PAVEMENT OR FOR A PAVEMENT OVERLAY, USE A PAVEMENT STRAIGHTEDGE TO EXTEND THE PAVEMENT/SHOULDER SLOPE TO THE BACK OF RAIL, MEASURE FROM THE BOTTOM OF STRAIGHTEDGE TO THE TOP OF RAIL. FOR GUARDRAIL LOCATED DOWN A 1:01 SLOPE, MEASURE FROM THE NOMINAL TERRAIN.

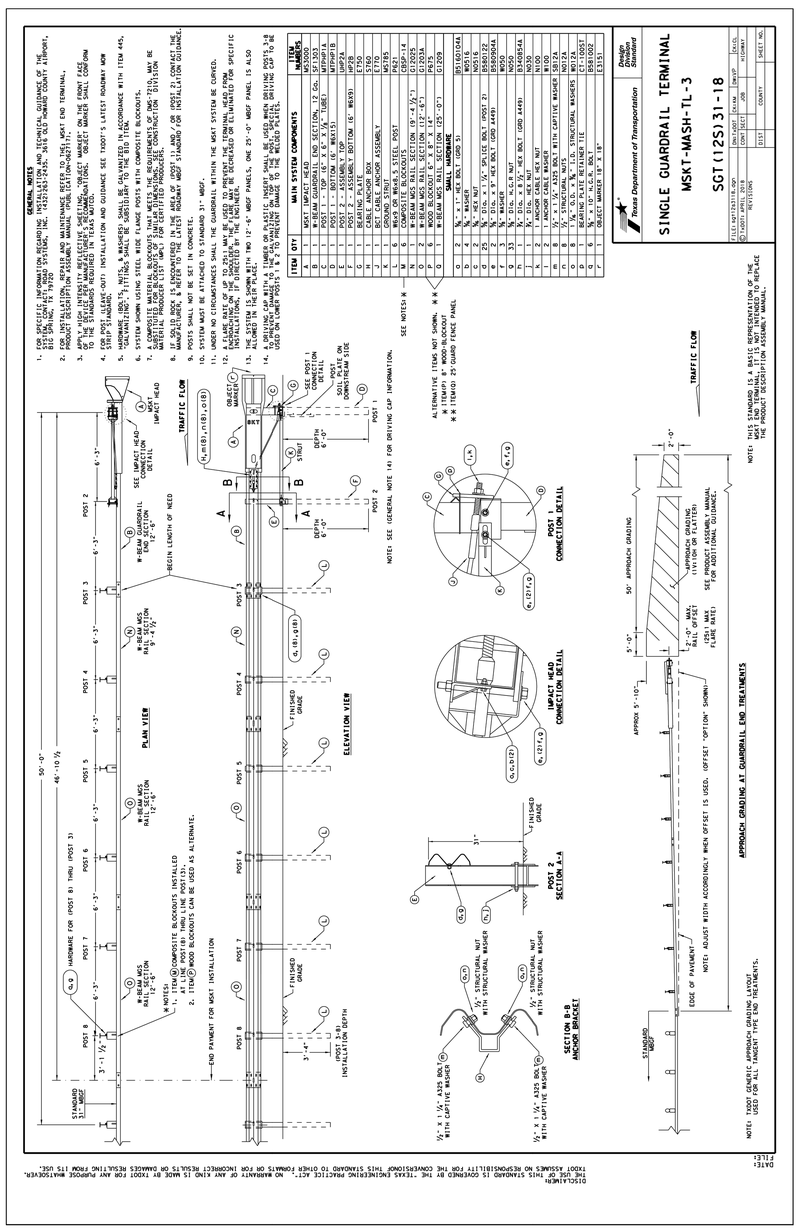
NOTE: TRANSISTIONS TO BRIDGE RAILS OR TRAFFIC BARRIERS. SEE GF(31)TL3 TR STANDARD FOR HIGH-SPEED TL-3 TRANSITIONS. SEE GF(31)TL2 TR STANDARD FOR LOW-SPEED TL-2 TRANSITIONS.

Texas Department of Transportation	Design Division Standard

METAL BEAM GUARD FENCE TL-3 MASH COMPLIANT

GF(31)-19

FILE: gf3119.dgn	DW: TxDOT	CK: KM	DW: VP	CK: CGL/AG
©TxDOT: NOVEMBER 2019	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.


GENERAL NOTES
1. FOR SPECIFIC INFORMATION REGARDING THE DESIGN AND TECHNICAL GUIDANCE OF THE BTD TRAFFIC HOT-TEE POST SYSTEM, CONTACT: INC. (432)263-2935, 3616 OLD HOWARD COUNTY AIRPORT, BIG SPRING, TX 79720.
2. FOR INSTALLATION, REPAIR AND MAINTENANCE REFER TO THE MANUFACTURER'S INSTALLATION MANUAL. CONTACT THE MANUFACTURER FOR ADDITIONAL GUIDANCE.
3. APPLY HIGH INTENSITY REFLECTIVE SHEETING, OBJECT MARKER, ON THE FRONT FACE OF THE POST ALONG WITH ANY OTHER MARKINGS. OBJECT MARKER SHALL CONFORM TO THE STANDARDS REQUIRED IN TEX-624-C, LATEST REVISION.
4. FOR POST ALIGNMENT, INSTALLATION AND GUIDANCE SEE TXDOT'S LATEST ROADWAY MOW STRIP DETAILS.
5. HARDWARE (BOLTS, NUTS, & WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING." THE BOLTS SHALL BE ASSEMBLED WITH THE BOLT HEAD ON THE WEBSITE/PRODUCER LOCATION OF FABRICATED/PRODUCED.
6. SYSTEM MUST BE ATTACHED TO STANDARD 31" MBGF.
7. A COMPOSITE MATERIAL BLOCKOUTS THAT MEETS THE REQUIREMENTS OF DMS-7210, MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. SEE GENERAL NOTE 12 FOR ADDITIONAL GUIDANCE.
8. IF SOLID ROCK IS ENCOUNTERED IN THE AREA OF POST 21 AND / OR POST 22, CONTACT THE DESIGN DIVISION FOR ADDITIONAL GUIDANCE. (512) 416-2678
9. POSTS SHALL NOT BE SET IN CONCRETE.
10. SYSTEM MUST BE ATTACHED TO STANDARD 31" MBGF.
11. UNDER NO CIRCUMSTANCES SHALL THE GUARDRAIL WITHIN THE MSKT SYSTEM BE CURVED.
12. A TRANSITION OR TAPER SHALL NOT BE USED WITH THE MSKT SYSTEM. THE MSKT MAY BE INSTALLED ON TANGENT OR INSTALLED ON A CURVE WITH A MINIMUM RADIUS OF 150 FT. SEE GENERAL NOTE 11 FOR SPECIFIC GUIDANCE ON INSTALLATION ON A CURVE.
13. THE SYSTEM IS SHOWN WITH TWO 12'-6" MBGF PANELS, ONE 25'-0" MBGF PANEL IS ALSO ALLOWED IN THE FIELD.
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15. ALL SOLID ROCK IS ENCOUNTERED IN THE AREA OF POST 21 AND / OR POST 22, CONTACT THE DESIGN DIVISION FOR ADDITIONAL GUIDANCE. (512) 416-2678
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80. THE SYSTEM IS SHOWN WITH TWO 12'-6" MBGF PANELS,

SUMMARY OF ESTIMATED QUANTITIES

ITEM / DESCRIPTION	DRILLED SHAFTS (416) 36"Ø	DRILLED SHAFTS (416) 42"Ø	CLASS C CONCRETE	REINF. CONC. SLAB (CLASS S) (BRIDGE DECK)	REINF. CONC. SLAB (CLASS S) (APPROACH SLAB)	PRES. CONC. BEAM (CLASS H) (425) TYPE TX54	CONCRETE SURFACE TREATMENT	REINF. * STEEL	RAILING (T631)	ARMOR JOINT PLATE	ARMOR JOINT (SEALANT)
	LF	LF	CY	SF	SF	LF	SY	LB	LF	LF	LF
	(420)		(422)	(422)		(428)	(440)	(450)	(454)	(454)	
2 - ABUTMENTS	490		64		2,360			12,508▲	10	114	117.5
4 - INTERIOR BENTS		500	199.2					47,323▲			
1 - PRESTRESSED CONC. BEAM UNITS				23,010		3,980.0	1,092.6		500		
TOTAL	490	500	263.2	23,010	2,360	3,980.0	1,092.6	59,831▲	510	114	117.5

NOTE:
ANY STRUCTURAL ELEMENTS THAT ARE NOT LISTED ON THIS TABLE SHALL BE CONSIDERED AS SUBSIDIARY TO OTHER PAY ITEMS ON THIS TABLE.

* FOR CONTRACTOR'S INFORMATION ONLY.
▲ DOES NOT INCLUDE QUANTITIES FOR DRILLED SHAFTS.

BEARING SEAT ELEVATIONS

LOCATION / BEAM NO.	BEAM 1	BEAM 2	BEAM 3	BEAM 4	BEAM 5	BEAM 6	BEAM 7	BEAM 8
ABUT. 1 (FD)	781.876	781.726	781.577	781.427	781.277	781.126	780.974	780.823
BENT 2 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 2 (BK)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 3 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 3 (BK)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 4 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 4 (BK)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 5 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT 5 (BK)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
ABUT. 6 (BK)	782.257	782.105	781.954	781.802	781.651	781.499	781.348	781.197

STRUCTURAL GENERAL NOTES AND SPECIFICATIONS

GENERAL REQUIREMENTS

1 ALL CODES AND STANDARDS REFERENCED FOR THE DESIGN, FABRICATION AND CONSTRUCTION OF THE BRIDGE STRUCTURES SHALL BE THE LATEST EDITION UNLESS NOTED OTHERWISE.

2 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES UNLESS NOTED OTHERWISE. IF A CONFLICT OR DISCREPANCY EXISTS BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN UNLESS APPROVED OTHERWISE BY THE ENGINEER.

3 THE CONTRACTOR SHALL EXAMINE THE ROADWAY AND BRIDGE DRAWINGS FOR DIMENSION AND ELEVATION CONTROLS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING FABRICATION OR CONSTRUCTION.

4 THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE DURING CONSTRUCTION.

DESIGN LOADS

THE BRIDGES ARE DESIGNED IN ACCORDANCE WITH AASHTO 10TH EDITION (2024) LRFD BRIDGE DESIGN SPECIFICATIONS.

ALLOWABLE END BEARING CAPACITY FOR DRILLED SHAFTS EMBEDDED A MINIMUM OF 2 PIER DIAMETERS INTO COMPETENT LIMESTONE = 20 KSF

SKIN FRICTION CAPACITY FOR DRILLED SHAFTS EMBEDDED A MINIMUM OF 4 FEET IN COMPETENT LIMESTONE = 2.5 KSF

NOTE: HIGHLY OR COMPLETELY WEATHERED ZONES OF LIMESTONE SHOULD BE NEGLECTED IN DETERMINING THE REQUIRED EMBEDMENT LENGTH. THE REQUIRED EMBEDMENT LENGTH WILL BE DETERMINED DURING DRILLING BY THE GEOTECHNICAL ENGINEER'S DESIGNATED REPRESENTATIVE.

DESIGN CRITERIA OF GRAVITY ROCK RETAINING WALLS

1 DESIGN LOADS

ACTIVE LATERAL EARH PRESSURE - EQUIVALENT FLUID PRESSURE OF 45 PCF

SURCHARGE PRESSURE - 250 PSF ON HEEL SIDE OF WALL

SUBMITTALS

THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. WORK ASSOCIATED WITH THESE ITEMS SHALL NOT COMMENCE UNTIL THE SUBMITTALS HAVE BEEN REVIEWED AND APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING:

1 CONCRETE MIX DESIGN PROPOSED FOR USE ON THE PROJECT FOR EACH CLASS OF CONCRETE PRIOR TO BEGINNING ANY CONCRETE WORK. THE SUBMITTAL SHALL INCLUDE A MINIMUM OF 30 CONSECUTIVE 7-DAY 28-DAY COMPRESSIVE STRENGTH RESULTS FROM PREVIOUS PROJECTS WITH THE SAME MIX DESIGN. IF PREVIOUS RESULTS ARE NOT AVAILABLE, TEST RESULTS FROM AN INDEPENDENT TESTING LABORATORY ARE TO BE SUBMITTED.

2 LABORATORY TEST REPORT CERTIFYING THAT THE BACKFILL MATERIAL PROPOSED FOR THE PROJECT MEETS THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION DOCUMENTS.

3 SHOP DRAWINGS FOR PRESTRESSED CONCRETE I-GIRDERS.

4 SHOP DRAWINGS FOR PRECAST CONCRETE PANELS.

5 SHOP DRAWINGS FOR ARMOR JOINTS.

6 INSTALL A 4' HIGH x 4' WIDE MOCK UP PANEL OF GRAVITY ROCK WALL AT THE PROJECT SITE FOR OWNER'S APPROVAL PRIOR TO CONSTRUCTION OF THE GRAVITY ROCK RETAINING WALLS.

LABORATORY TESTING AND INSPECTION SERVICES

THE CONTRACTOR SHALL SECURE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM THE FOLLOWING LABORATORY TESTING AND INSPECTION SERVICES:

1 DRILLED SHAFT INSPECTION

A PROVIDE CONTINUOUS INSPECTION DURING DRILLING OPERATIONS.

B MAINTAIN A LOG OF EACH DRILLED SHAFT IDENTIFYING SHAFT LOCATION, SHAFT SIZE, DEPTH, TOP OF SHAFT ELEVATION, BOTTOM OF SHAFT ELEVATION, ELEVATION SPECIFIED BEARING STRATUM IS ENCOUNTERED, AND LENGTH OF SHAFT EMBEDMENT INTO SPECIFIED BEARING STRATUM.

C VISUALLY INSPECT BOTTOM OF SHAFT TO VERIFY LOOSE SOIL IS REMOVED AND FOR PRESENCE OF GROUND WATER.

D INSPECT REINFORCING STEEL FOR SIZE AND NUMBER OF BARS AND FOR SIDE AND BOTTOM CLEARANCES.

2 REINFORCING STEEL

A INSPECT SIZE, SPACING AND POSITIONING OF REINFORCING STEEL IN THE DRILLED SHAFTS, COLUMNS, ABUTMENTS, INTERIOR BENT, DECK SLAB, MOMENT SLABS AND RAILS FOR CONFORMANCE WITH THE STRUCTURAL DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.

3 CONCRETE

A OBTAIN A MINIMUM OF ONE (1) SET OF CONCRETE TEST CYLINDERS FOR EVERY 50 CUBIC YARDS OF CONCRETE PLACED, BUT NOT LESS THAN ONE (1) SET FOR ANY CONCRETE PLACED IN A SINGLE DAY. ONE SET SHALL CONSIST OF FIVE (5) TEST CYLINDERS, ONE TESTED AT 7 DAYS AND THREE TESTED AT 28 DAYS. THE FIFTH CYLINDER SHALL BE RETAINED FOR 56 DAYS AND TESTED ONLY IF THE AVERAGE STRENGTH OF THE 28 DAYS TESTS DO NOT MEET THE MINIMUM REQUIRED COMPRESSIVE STRENGTH.

B EACH TIME A SET OF CYLINDERS IS TAKEN CHECK THE CONCRETE TEMPERATURE AND SLUMP.

4 DENSITY TESTS

A SOIL DENSITY TESTS SHALL BE PERFORMED ON THE EXPOSED SUBGRADE FOR THE GRAVITY ROCK WALLS AND EACH LIFT OF FILL MATERIAL, EMBANKMENT MATERIAL AND BASE MATERIAL AT A FREQUENCY OF ABOUT 1 TEST PER 2500 SQUARE FEET. FURTHER, RANDOM SAMPLES OF EMBANKMENT MATERIAL SHALL BE PULLED TO VERIFY COMPLIANCE WITH MATERIAL SPECIFICATIONS.

5 GRAVITY ROCK WALL CONSTRUCTION - PERFORM THE FOLLOWING INSPECTIONS:

A INSPECT EXCAVATIONS AND SUBGRADE PREPARATIONS FOR THE GRAVITY ROCK WALL FOOTINGS.

B VERIFY THE SIZE AND QUANTITIES OF STONE BLOCKS.

C VERIFY THE DRAINAGE LAYER, FILTER FABRIC AND WEEPS FOR THE GRAVITY ROCK WALLS ARE INSTALLED PER THESE DRAWINGS.

D VERIFY BACKFILL MATERIAL IS PLACED IN SPECIFIED LIFT THICKNESS AND PROPERLY COMPACTED.

FOUNDATION NOTES

1 THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORT FOR THIS PROJECT TO REVIEW BORINGS OF SUBSURFACE MATERIALS AND TO COMPLY WITH GEOTECHNICAL REQUIREMENTS. THE GEOTECHNICAL REPORT WAS PREPARED BY MLA GEOTECHNICAL, 2800 LONGHORN BOULEVARD, SUITE 104, AUSTIN, TEXAS 78758, TEL. (512) 873-8899, REPORT NO. 24101123.006, REPORT DATED JANUARY, 2025.

2 PRIOR TO COMMENCEMENT OF EXCAVATION OPERATIONS, FIELD LOCATE AND ADEQUATELY PROTECT ANY EXISTING STRUCTURES, TREES, UTILITIES AND/OR OTHER PERMANENT ELEMENTS TO REMAIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS.

3 THE CONTRACTOR SHALL PROVIDE AND ENSURE PROPER DRAINAGE OF THE SITE PRIOR TO BEGINNING CONSTRUCTION OF THE STRUCTURES. DRAINAGE SHALL BE SUCH THAT SURFACE RUNOFF IS ROUTED AROUND OR AWAY FROM THE CONSTRUCTION AREA. MEASURES SHALL BE TAKEN TO PREVENT THE PONDING OF WATER WITHIN THE FOUNDATION AREA.

4 THE CONSTRUCTION AREA FOR THE GRAVITY ROCK RETAINING WALLS SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL MATERIAL, LOOSE TOP SOIL, DEBRIS, ORGANICS AND OTHER DELETERIOUS MATERIAL. ROOTS AND STUMPS OF TREES WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED FOR THEIR FULL DEPTH, INCLUDING THE DRY SOILS AROUND THE ROOT BULB. EXCAVATIONS IN CUT AREAS SHALL BE BENCHED. THE GRAVITY ROCK WALL FOOTINGS SHALL BE FOUNDED ON PROOF-ROLLED NATURAL SUBGRADE.

5 ONCE FINAL SUBGRADE ELEVATIONS HAVE BEEN ACHIEVED, THE EXPOSED SUBGRADE SHALL BE CAREFULLY PROOF-ROLLED WITH A 15-TON PNEUMATIC ROLLER OR EQUIVALENT EQUIPMENT TO DETECT WEAK ZONES IN THE SUBGRADE. WEAK AREAS DETECTED DURING PROOF-ROLLING SHALL BE REMOVED AND REPLACED WITH SOILS EXHIBITING SIMILAR CLASSIFICATION, MOISTURE CONTENT AND DENSITY AS THE ADJACENT IN-SITU SOILS.

6 IN THE EVENT THAT EXCAVATIONS ARE COMPLETED TO A DEPTH GREATER THAN THAT REQUIRED BY THE DRAWINGS, THE CONTRACTOR SHALL FILL THE OVEREXCAVATION WITH CONCRETE. CONCRETE REQUIRED TO COMPENSATE THE OVEREXCAVATION SHALL BE AT THE CONTRACTOR'S EXPENSE.

7 ANY WATER ACCUMULATIONS IN EXCESS OF 1 INCH SHALL BE PUMPED OUT PRIOR TO PLACEMENT OF CONCRETE. REBAR AND CONCRETE FOR FOOTINGS SHALL BE PLACED AS SOON AS PRACTICAL FOLLOWING COMPLETION OF EXCAVATIONS TO PREVENT EXCESSIVE DRYING OR WETTING OF THE SUBGRADE.

8 THE FREE DRAINING MATERIAL BEHIND THE GRAVITY ROCK WALLS SHALL CONSIST OF CLEAN, FREE DRAINING CRUSHED STONE WRAPPED IN FILTER FABRIC. THE CLEAN CRUSHED STONE BACKFILL SHALL BE FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS. ALL ROCK PARTICLES SHALL BE LESS THAN TWO INCHES IN THE LONGEST DIMENSION. THE CLEAN CRUSHED STONE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2"	100%
3/4"	75-100%
NO. 4	0-20%
NO. 50	0-5%

AN ACCEPTABLE PRODUCT IS TEXAS CRUSHED STONE 066.

THE CLEAN CRUSHED STONE BACKFILL SHOULD BE PLACED IN LIFTS OF 12 INCHES MAXIMUM THICKNESS WITH A MINIMUM OF 4 COMPLETE OVERLAPPING PASSES OVER THE ENTIRE SURFACE WITH A VIBRATORY PLATE COMPACTOR UNTIL FURTHER PASSES WILL NOT RESULT IN GREATER DENSIFICATION. ONLY LIGHTWEIGHT COMPACTION EQUIPMENT SHALL BE USED WITHIN THREE FEET OF THE BACK FACE OF THE WALL.

AT NON-PAVED AREAS, THE TOP 12 INCHES OF THE CLEAN CRUSHED STONE BACKFILL SHALL CONSIST OF A CLAY MATERIAL WITH A MINIMUM PI OF 32. THE CLAY MATERIAL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATION.

9 ALL SELECT FILL MATERIAL BEHIND THE CLEAN CRUSHED STONE BACKFILL OF THE GRAVITY ROCK WALLS SHALL CONSIST OF SELECT FILL MATERIAL AS SPECIFIED BELOW:

IMPORTED SELECT FILL - IMPORTED SELECT FILL SHALL CONSIST OF LIMESTONE BASE MATERIAL MEETING THE REQUIREMENTS OF TXDOT ITEM 247, TYPE A, GRADE 3 OR A LOW PLASTICITY CLAYEY SOIL WITH A PLASTICITY INDEX BETWEEN 3 AND 18 PERCENT, A MAXIMUM GRAVEL CONTENT (PERCENT RETAINED ON THE NO. 4 SIEVE) OF 40 PERCENT, AND ROCKS NO LARGER THAN THREE INCHES IN THEIR LARGEST DIMENSION.

ON-SITE PROCESSED LIMESTONE MATERIAL - IT IS ANTICIPATED THAT EXISTING ON-SITE WEATHERED LIMESTONE MAY BE ACCEPTABLE AS SELECT FILL. THE ON-SITE MATERIAL SHALL BE PROCESSED SUCH THAT A RELATIVELY WELL GRADED GRAIN SIZE DISTRIBUTION WITH A MAXIMUM PARTICLE SIZE OF 2½" INCHES IS ACHIEVED. IN ADDITION, THE PLASTICITY INDEX OF THE MATERIAL PASSING THE NO. 40 SEIVE SHALL NOT EXCEED 18. THE USE OF ON-SITE MATERIAL SHALL BE APPROVED AND MONITORED BY THE TESTING LABORATORY OR GEOTECHNICAL ENGINEER.

SELECT FILL SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2 1/2"	100%
1 1/2"	75-100%
7/8"	45-85%
NO. 4	25-55%
NO. 40	10-40%

ALL SELECT FILL MATERIAL SHALL BE PLACED IN UNIFORM LOOSE LIFT THICKNESS OF 8 INCHES MAXIMUM AND COMPACTED TO UNIFORM LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS. SELECT FILL SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY AT +/- 3% OF OPTIMUM MOISTURE CONTENT.

AT NON-PAVED AREAS THE TOP 12 INCHES OF BACKFILL SHALL CONSIST OF A CLAY MATERIAL WITH A MINIMUM PI OF 32.

10 BACKFILL BEHIND THE ABUTMENT BACKWALL SHALL CONSIST OF CLEAN CRUSHED STONE OR COMPACTED SELECT FILL AS SPECIFIED ABOVE.

DRILLED SHAFTS

1 PRIOR TO THE COMMENCEMENT OF DRILLING OPERATIONS, FIELD LOCATE AND ADEQUATELY PROTECT ANY EXISTING STRUCTURES, UTILITIES AND/OR ANY OTHER PERMANENT ELEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGE RESULTING FROM DRILLING OPERATIONS.

2 EXCAVATIONS FOR DRILLED SHAFTS SHALL BE NEAT AND FREE OF DEBRIS AND LOOSE MATERIALS. BOTTOM OF EXCAVATION SHALL BE MOISTENED, AS NECESSARY, TO PERMIT THOROUGH CLEANING WITH THE DRILLING TOOL. USE A CLEAN-OUT TOOL, IF NECESSARY. REINFORCING STEEL AND CONCRETE SHALL BE PLACED AS SOON AS POSSIBLE AFTER EXCAVATION AND INSPECTION OF THE SHAFTS. UNDER NO CIRCUMSTANCES SHALL A SHAFT BE EXCAVATED OR DRILLED THAT CANNOT BE FILLED WITH CONCRETE PRIOR TO THE END OF THE WORKING DAY. WATER ACCUMULATIONS IN EXCESS OF 2 INCHES SHALL BE PUMPED OUT PRIOR TO PLACEMENT OF CONCRETE.

3 EXCAVATIONS FOR DRILLED SHAFT SHALL COMPLY WITH THE FOLLOWING TOLERANCES:

A DIAMETER OF DRILLED SHAFT: +2 INCHES, -1/2 INCH
B MAXIMUM DEVIATION FROM INDICATED PLAN LOCATION: 5% OF SHAFT DIAMETER
C TOP OF CONCRETE SHAFT ELEVATION: +1 INCH, -3 INCHES
D MAXIMUM DEVIATION FROM TRUE VERTICAL ALIGNMENT: 1/8 INCH PER FOOT OF DEPTH

4 PROVIDE SPACERS TO ENSURE PROPER SIDE AND BOTTOM COVER AND CENTERING OF THE REBAR CAGE IN THE DRILLED PIER EXCAVATION. A BOTTOM SPACER SHALL BE PROVIDED AT THE BOTTOM OF EACH VERTICAL BAR. SIDE SPACERS SHALL BE SUCH THAT DISTURBANCE OR SLOUGHING OF THE SIDES OF THE PIER EXCAVATION IS PREVENTED OR MINIMIZED DURING THE INSTALLATION. HANGING OF THE REBAR CAGE DURING CONCRETE PLACEMENT WILL NOT BE PERMITTED.

5 CONTRACTOR SHALL USE CARE CUTTING AND PLACING REBAR TO ENSURE THAT THE PROPER PROJECTED LENGTH IS PROVIDED ABOVE THE TOP OF THE PIER.

6 CONCRETE SHALL BE DIRECTED AT THE CENTER OF THE DRILLED SHAFT EXCAVATION WITHOUT HITTING THE REINFORCEMENT OR THE SIDES OF THE EXCAVATION. A TREMIE SHALL BE USED IF NECESSARY TO PREVENT CONCRETE FROM HITTING REINFORCEMENT DURING PLACEMENT.

7 DRILLED SHAFT EXCAVATIONS SHALL NOT BE MADE DURING INCLEMENT WEATHER.

8 IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR MAY BE REQUIRED TO USE STEEL CASINGS. WHERE CASINGS ARE USED, THE HEAD OF CONCRETE MUST BE MAINTAINED AT 10 FEET ABOVE THE BOTTOM OF THE CASING DURING EXTRACTION AND THE TOP 10 FEET OF THE SHAFT SHALL BE VIBRATED DURING PLACEMENT.

9 CONCRETE FOR DRILLED SHAFTS SHALL BE PLACED UNDERWATER ONLY WITH THE APPROVAL OF THE ENGINEER AND ONLY IN COMPLIANCE WITH THE ENGINEER'S RECOMMENDATIONS AND INSTRUCTION, INCLUDING ADJUSTMENT OF THE CONCRETE MIX DESIGN.

REINFORCED CONCRETE NOTES

1 DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL COMPLY WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 318) UNLESS NOTED OTHERWISE.

2 ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL HAVE THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS:

	COMPRESSIVE STRENGTH	DESIGN SLUMP
CLASS C DRILLED SHAFTS	3,600 PSI	6" TO 8"
CLASS C ABUTMENTS, BENT, RAILS, GRAVITY ROCK WALL FOOTINGS	3,600 PSI	4" TO 6"
CLASS H PRESTRESSED CONCRETE BEAMS	*AS SPECIFIED	
CLASS S DECK, SIDEWALK, MOMENT SLABS	4,000 PSI	4"

* REFER TO THE PRESTRESSED CONCRETE BEAM SCHEDULE

3 THE USE OF FLY ASH IS REQUIRED. ALL CONCRETE SHALL CONTAIN A MINIMUM FLY ASH CONTENT EQUAL TO 25 PERCENT OF THE TOTAL WEIGHT OF THE CEMENT PLUS FLY ASH BY WEIGHT. FLY ASH SHALL BE CLASS F OR C, BUT CONCRETE MIXED WITH CLASS C FLY ASH SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

A COARSE AGGREGATE SHALL CONSIST OF CRUSHED LIMESTONE. THE USE OF ROCK GRAVEL AGGREGATE WILL NOT BE PERMITTED.

B CEMENT SHALL BE TYPE II LA (LOW ALKALI) OR TYPE I/II LA. ALKALI CONTENT OF THE CEMENT SHALL BE LESS THAN 0.6%.

4 ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

5 ALL EXPOSED CONCRETE EDGES SHALL BE CHAMFERED 3/4-INCH UNLESS NOTED OTHERWISE.

SURFACE FINISHES FOR CONCRETE

ALL CONCRETE SURFACES SHALL RECEIVE AN ORDINARY FINISH IN ACCORDANCE WITH TXDOT SPECIFICATION ITEM 420.4.13, EXCEPT FOR THE FOLLOWING ITEMS:

1 SURFACE FINISH OF BRIDGE DECKS SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION ITEM 422.4.11.

2 ALL SURFACE AREA I SHALL BE PREPARED AND COATED WITH ADHESIVE GROUT IN ACCORDANCE WITH TxDOT SPECIFICATION ITEM 427.4.

GRAVITY ROCK WALLS

1 LIMESTONE BLOCK UNIT SHALL MEET THE FOLLOWING CRITERIA:

A UNIT SIZE: 2" (H) x 2" (W) x 4" (L).

B UNIT WEIGHT: 2,000 LBS/UNIT MINIMUM

C UNIT INTEGRITY: USE COMPETENT UNIT ONLY. DAMAGED, CRACKED OR HIGHLY WEATHERED STONE SHALL NOT BE USED.

D REFERENCE PROJECT ARCHITECT AND OWNER FOR TYPE AND COLOR OF ROCK TO BE USED FOR THE GRAVITY ROCK RETAINING WALLS.

2 MORTAR FOR ROCKS SHALL BE ASTM C270 TYPE S PROPORTIONED BY VOLUME. PORTLAND CEMENT SHALL BE ASTM C150 TYPE I. SAND SHALL COMPLY WITH ASTM C144, STANDARD MASONRY TYPE. HYDRATED LIME SHALL BE ASTM C207, TYPE S. THOROUGHLY MIX MORTAR INGREDIENTS IN QUANTITIES NEEDED FOR IMMEDIATE USE, IN ACCORDANCE WITH ASTM C270. THE ADDITION OF ANTI-FREEZE COMPOUNDS IS STRICTLY FORBIDDEN. INSTALL MORTAR IN ACCORDANCE WITH ASTM C780. PROVIDE 3/8" CONCAVE TOOLED JOINTS AT ALL EXPOSED FACES. REFERENCE PROJECT ARCHITECT AND OWNER FOR COLOR OF MORTAR TO BE USED.

3 REFERENCE FOUNDATION NOTES ABOVE FOR SUBGRADE PREPARATION AND BACKFILL REQUIREMENTS FOR THE ROCK GRAVITY WALLS.

FILTER FABRIC

1 FILTER FABRIC SHALL CONSIST OF NON-WOVEN POLYPROPYLENE FIBERS WITH THE FOLLOWING PROPERTIES.

A GRAB TENSILE STRENGTH OF 120 POUNDS AND ELONGATION AT ULTIMATE STRENGTH OF 50% IN ACCORDANCE WITH ASTM D 4632.

B MULLEN BURST STRENGTH OF 225 PSI IN ACCORDANCE WITH ASTM D 3786.

C TRAPEZOIDAL TEAR STRENGTH OF 50 POUNDS IN ACCORDANCE WITH ASTM D 4355.

D PUNCTURE STRENGTH OF 65 POUNDS IN ACCORDANCE WITH ASTM D 4833.

E RETAINAGE OF 70% OF STRENGTH AFTER 500 HOURS OF EXPOSURE TO ULTRAVIOLET LIGHT IN ACCORDANCE WITH ASTM D 4355.

F APPARENT OPENING SIZE OF 0.212 MILLIMETER, OR US SIEVE 70, PER ASTM D 4751.

G FLOW RATE OF 135 GALLONS PER MINUTE PER SQUARE FOOT IN ACCORDANCE WITH ASTM D 4491.

2 ACCEPTABLE PRODUCT IS MIRAFI 140N NON-WOVEN POLYPROPYLENE GEOTEXTILE FABRIC AS MANUFACTURED BY TC MIRAFI, INC., PENDERGRASS, GEORGIA, OR APPROVED EQUAL.

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NAME: LARRY S. WU
P.E. No: 89530
DATE: 7/23/2025

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NO.	REVISION	BY	DATE

STATE OF TEXAS ★ LARRY S. T. WU ★ 89530 ★ LICENSED PROFESSIONAL ENGINEER 7/23/2025

PROJECT NO. 011.6237
DESIGNED BY: LSW
DRAWN BY: LSW
CHECKED BY: LSW
APPROVED BY: LSW
DATE: 7/7/2025

Pickett, Kelm & Associates, Inc.
Consulting Structural Engineers
Texas Registration No. F-1451
4100 Duval Road, Bldg. 4, Suite 103
Austin, Texas 78759 • Phone 512-345-5538

PARKSIDE PARKWAY BRIDGE
PARSIDE ON THE RIVER
GEORGETOWN, TEXAS

CLIENT:

HM PARKSIDE, LP
PO Box 5397
Austin, TX 78763
www.blakemageeco.com

STRUCTURAL GENERAL NOTES AND SPECIFICATIONS

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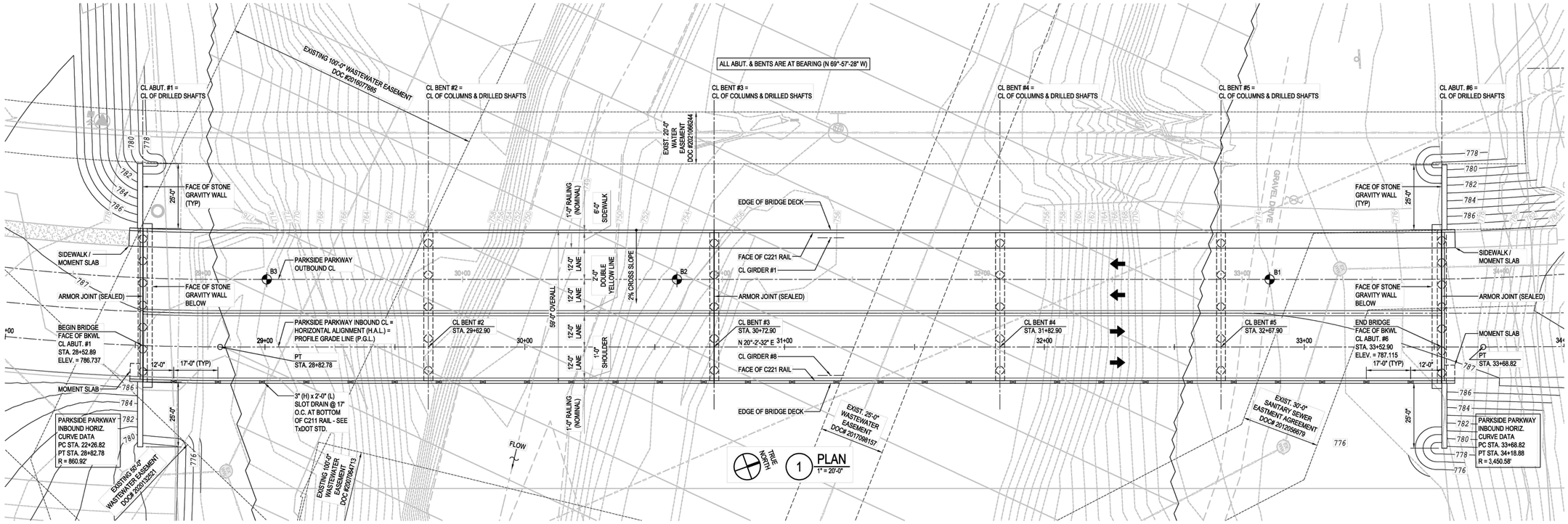
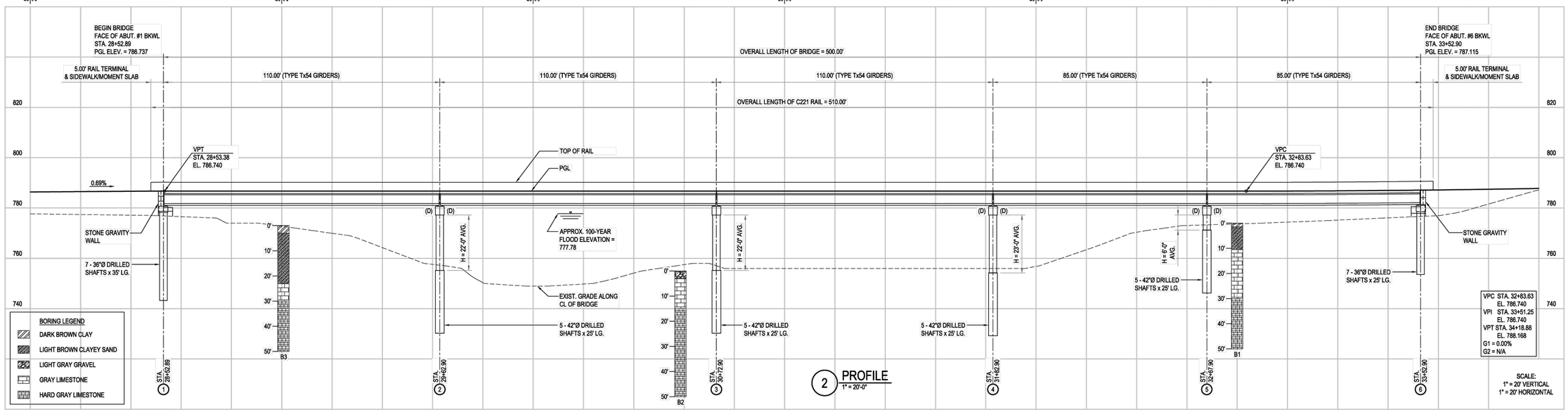
SHEET NO.
S-1





NOTES:

1. BRIDGE IS DESIGNED ACCORDING TO AASHTO 9TH EDITION (2020) LRFD SPECIFICATIONS.
2. BRIDGE IS DESIGNED FOR HL-93 LOADING.
3. BRIDGE IS DESIGNED TO SUPPORT A FUTURE 2" THICK ASPHALTIC OVERLAY ON TOP OF CONCRETE DECK.
4. SEE IGEB STANDARD FOR GIRDER END AND BEARING DETAILS SEE BENT DETAILS FOR DOWEL LOCATIONS. "D" DENOTES DOWELED END CONDITION.
5. SAW CUT GROOVING FINAL SURFACE TEXTURE ON THE BRIDGE DECK.
6. DRILLED SHAFTS ARE DESIGNED FOR END BEARING AND SKIN FRICTION.

   ALLOWABLE END BEARING CAPACITY = 20 KSF
   (A MINIMUM OF TWO PIER DIAMETER EMBEDMENT INTO COMPETENT LIMESTONE)

   SKIN FRICTION CAPACITY = 2.5 KSF
   (NEGLECTING THE TOP 3 FEET OF EMBEDMENT INTO COMPETENT LIMESTONE)
7. CALCULATED DRILLED SHAFT LOADS:
   AT ABUTMENT #1 - 106 TONS / DRILLED SHAFT
   AT BENT #2 & #3 - 266 TONS / DRILLED SHAFT
   AT BENT #4 - 242 TONS / DRILLED SHAFT
   AT BENT #5 - 208 TONS / DRILLED SHAFT
   AT ABUTMENT #6 - 88 TONS / DRILLED SHAFT
8. THE LENGTH OF DRILLED SHAFTS SHOWN ARE FOR BID PURPOSES ONLY. SHAFTS SHALL HAVE THE FOLLOWING MINIMUM LENGTHS. INCREASE THE SHAFT LENGTHS UNTIL A MINIMUM EMBEDMENT OF 6' INTO COMPETENT LIMESTONE IS ACHIEVED AT THE ABUTMENTS, AND A MINIMUM EMBEDMENT OF 15' IS ACHIEVED AT THE INTERIOR BENTS:

   MIN. LENGTH AT ABUTMENTS - 25' MINIMUM LENGTH
   MIN. LENGTH AT INTERIOR BENTS - 25' MINIMUM LENGTH

   NOTE: HIGHLY OR COMPLETELY WEATHERED ZONES OF LIMESTONE SHOULD BE NEGLECTED IN DETERMINING THE REQUIRED EMBEDMENT LENGTH. THE REQUIRED EMBEDMENT LENGTH WILL BE DETERMINED DURING DRILLING BY THE GEOTECHNICAL ENGINEER'S REPRESENTATIVE.
9. DESIGN SPEED LIMIT: 45 MPH
10. FUNCTIONAL CLASS: MINOR ARTERIAL

NO.	REVISION	BY	DATE

STATE OF TEXAS — LARRY S. T. WU — 89530 — LICENSED PROFESSIONAL ENGINEER — 7/23/2025

PROJECT NO. 011.6237
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PARSIDE ON THE RIVER
GEORGETOWN, TEXAS

CLIENT:
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P.O Box 5397
Austin, TX 78763
www.blakemageeco.com

BRIDGE LAYOUT
PLAN & PROFILE

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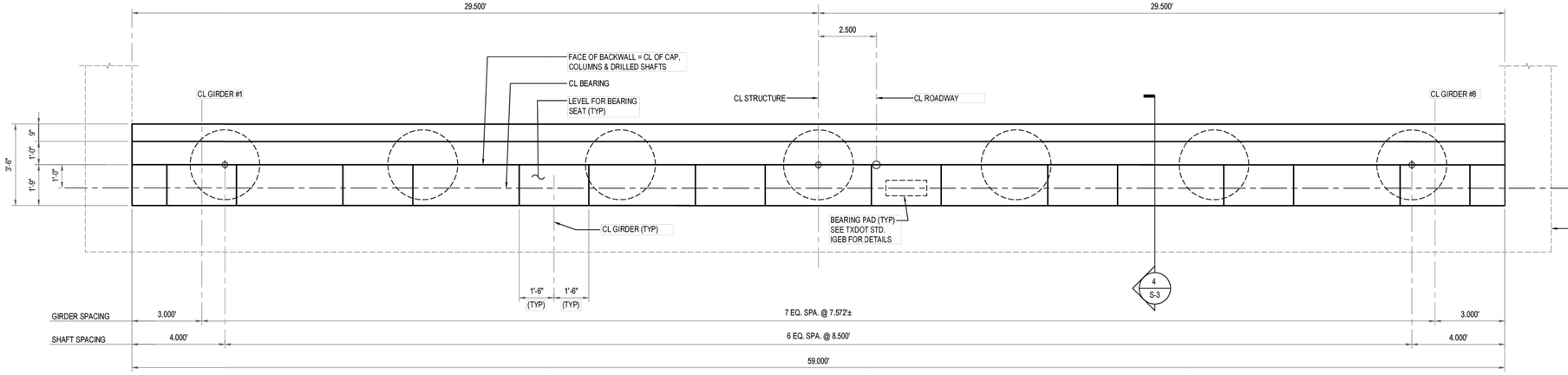
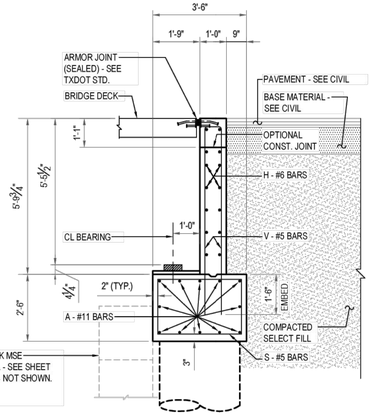
SHEET NO. S-2



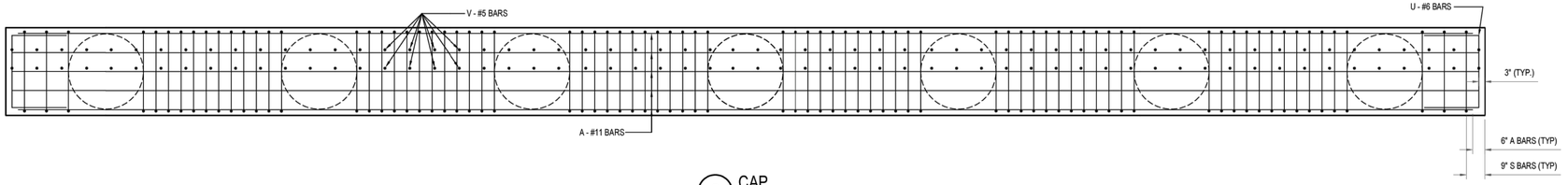
NORTH

1 PLAN
3/8" = 1'-0"

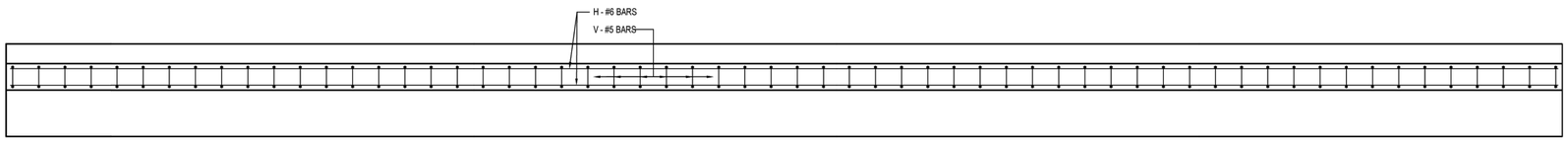
NOTE:
ABUTMENT NO. 6 IS SHOWN.
ABUTMENT NO. 1 IS OPPOSITE HAND OF ABUTMENT NO. 6.



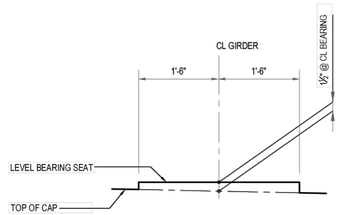
4 SECTION
3/8" = 1'-0"



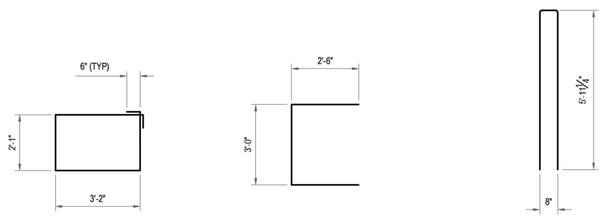
2 CAP
3/8" = 1'-0"



3 BACKWALL
3/8" = 1'-0"



5 BEARING SEAT DETAIL
N.T.S.



BARS S - #5 | BARS U - #6 | BARS V - #5

NOTE:
COVER DIMENSIONS ARE CLEAR DIMENSIONS, UNLESS NOTED OTHERWISE. REINFORCING BAR DIMENSIONS SHOWN ARE OUT-TO-OUT OF BAR.

GENERAL NOTES:

1. DESIGNED ACCORDING TO AASHTO 10TH EDITION (2024) LRFD SPECIFICATIONS.
2. BRIDGE DESIGNED FOR HL-93 LOADING.
3. CONCRETE STRENGTH, f'c=3,600 PSI. (CLASS C)
4. ALL REINFORCEMENT SHALL BE GRADE 60.
5. CALCULATED DRILLED SHAFT LOADS:
   ABUT. #1: 106 TONS/DRILLED SHAFT
   ABUT. #6: 88 TONS/DRILLED SHAFT

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ABUTMENT LAYOUT

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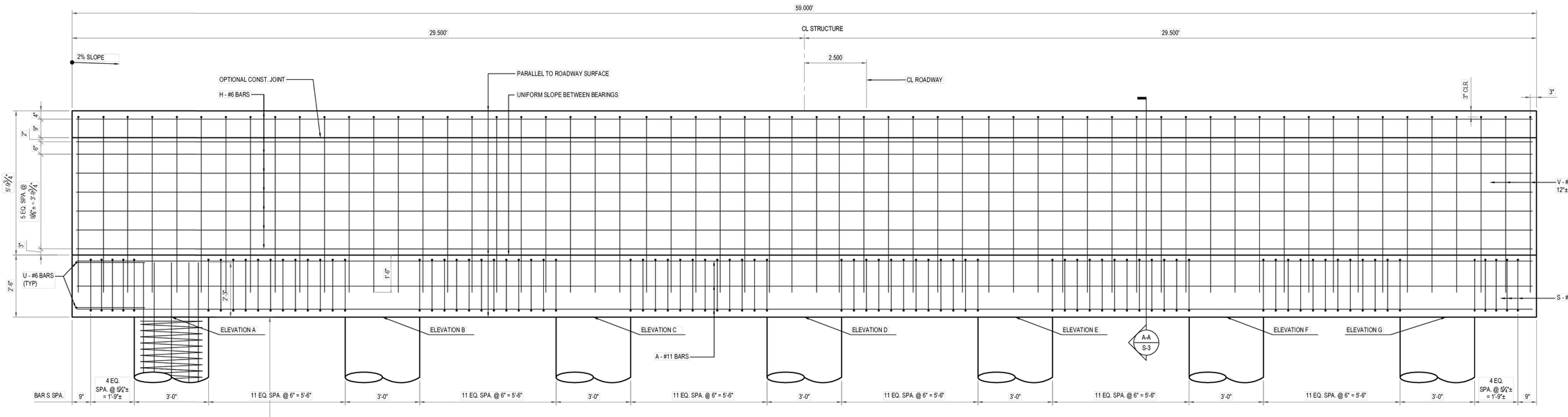
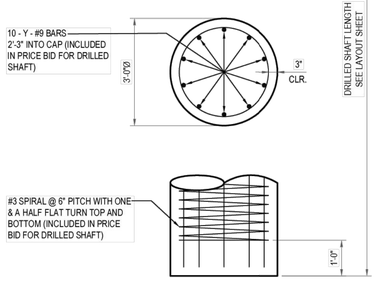
SHEET NO.
S-3





NOTE:
ABUTMENT NO. 6 IS SHOWN.
ABUTMENT NO. 1 IS OPPOSITE HAND OF ABUTMENT NO. 6.

1 ELEVATION
1/2" = 1'-0"

TABLE OF CONSTANT QUANTITIES ▲

BAR	NO.	SIZE	LENGTH	WEIGHT
A	12	#11	58'-8"	3,738
H	8	#6	58'-8"	704
S	82	#5	11'-6"	981
U	4	#6	8'-0"	48
V	60	#5	12'-7"	783
REINFORCING STEEL			LB.	6,254
CLASS C CONCRETE			CY.	32.0

▲ QUANTITIES SHOWN ARE FOR ONE ABUTMENT ONLY.

TOTAL ESTIMATED QUANTITIES

ABUT.	* REINF. STEEL	CLASS "C" CONC.
	LB.	C.Y.
1	6,254	32.0
6	6,254	32.0

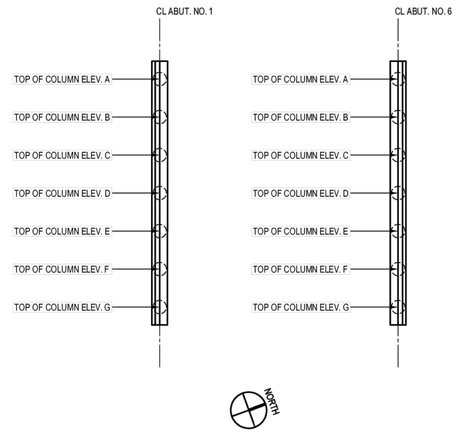
* REINFORCING STEEL PROVIDED FOR CONTRACTOR'S INFORMATION ONLY.

BEARING SEAT ELEVATIONS

GIRDER / LOCATION	GIRDER #1	GIRDER #2	GIRDER #3	GIRDER #4	GIRDER #5	GIRDER #6	GIRDER #7	GIRDER #8
ABUT. #1 (FD)	781.876	781.726	781.577	781.427	781.277	781.126	780.974	780.823
ABUT. #6 (BK)	782.257	782.105	781.954	781.802	781.651	781.499	781.348	781.197

TOP OF SHAFT ELEVATIONS

ABUTMENT	ELEVATION A	ELEVATION B	ELEVATION C	ELEVATION D	ELEVATION E	ELEVATION F	ELEVATION G
NO. 1	779.235	779.068	778.900	778.732	778.564	778.397	778.226
NO. 6	779.612	779.442	779.272	779.102	778.932	778.762	778.592



FOR PERMIT ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT ONLY, UNDER THE AUTHORITY OF:

NAME: LARRY S. WU
P.E. No: 89530
DATE: 7/23/2025

AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

NO.	REVISION	BY	DATE

STATE OF TEXAS ★ LARRY S. T. WU ★ 89530 ★ LICENSED PROFESSIONAL ENGINEER
7/23/2025

PROJECT NO. 011.6237
DESIGNED BY: LSW
DRAWN BY: LSW
CHECKED BY: LSW
APPROVED BY: LSW
DATE: 7/7/2025

Pickett, Kelm & Associates, Inc.
Consulting Structural Engineers
Texas Registration No. F-1451
4100 Duval Road, Bldg. 4, Suite 103
Austin, Texas 78759 • Phone 512-345-5538

PARKSIDE PARKWAY BRIDGE
PARSIDE ON THE RIVER

GEORGETOWN, TEXAS

CLIENT:
HM PARKSIDE, LP
PO Box 5397
Austin, TX 78763
www.blakemageeco.com

ABUTMENT ELEVATION

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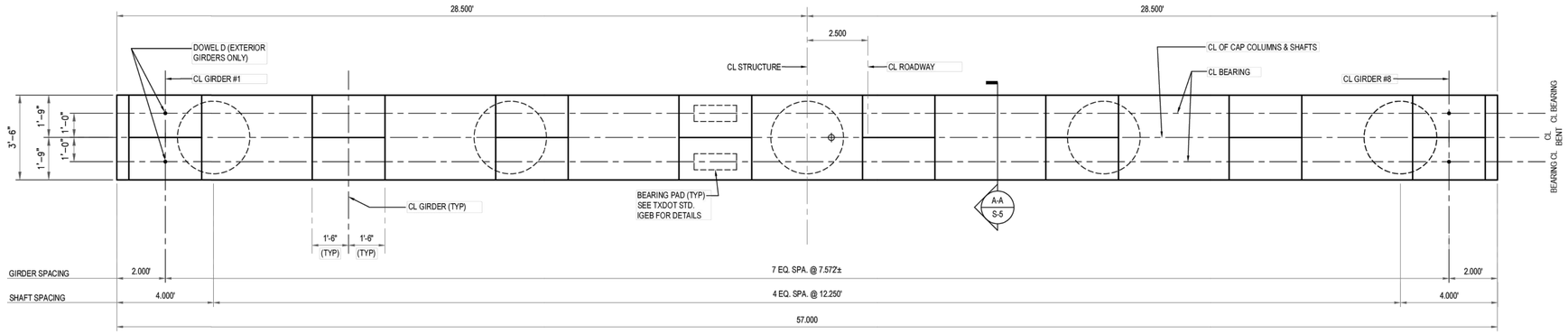
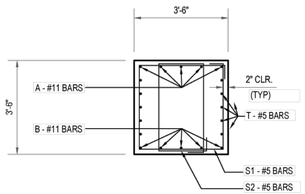
SHEET NO.
S-4



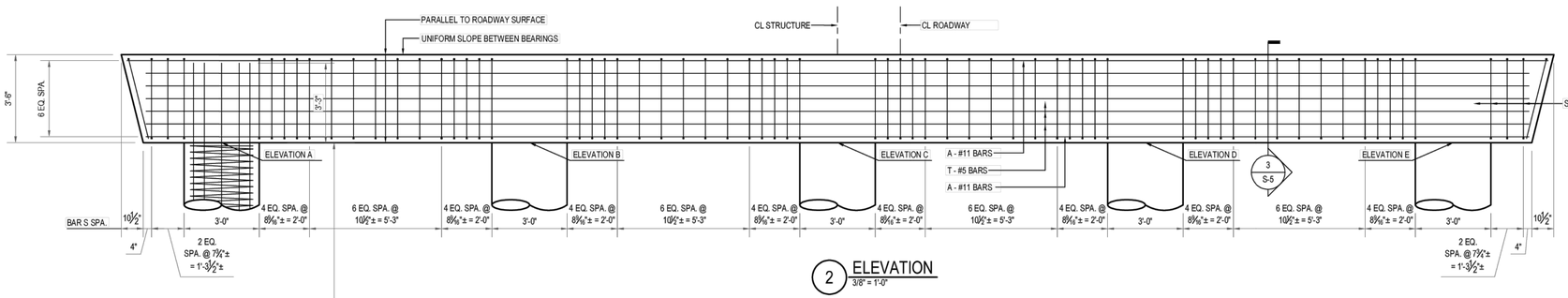
NORTH

1 PLAN
3/8" = 1'-0"

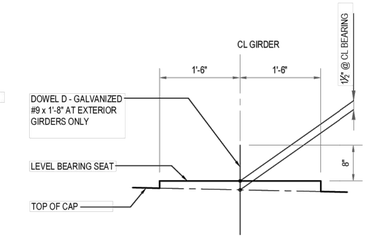
NOTE:
ABUTMENT NO. 6 IS SHOWN.
ABUTMENT NO. 1 IS OPPOSITE HAND OF ABUTMENT NO. 6.



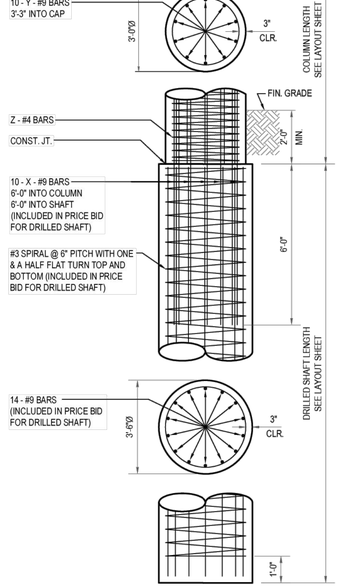
3 BENT CAP SECTION
3/8" = 1'-0"

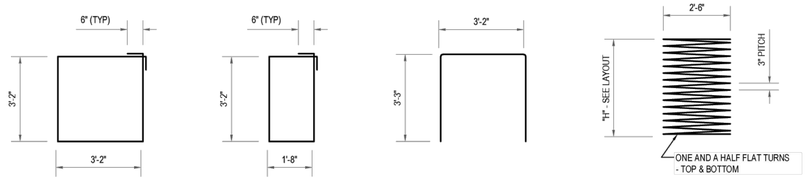


2 ELEVATION
3/8" = 1'-0"



4 BEARING SEAT DETAIL
N.T.S.





BARS S - #5 | BARS SS - #5 | BARS U - #5 | BARS Z - #4

GENERAL NOTES:

1. DESIGNED ACCORDING TO ASHTO LRFD 10TH EDITION (2024) SPECIFICATIONS.
2. BRIDGE DESIGNED FOR HL-93 LOADING.
3. CONCRETE STRENGTH, fc = 3,600 PSI.
4. ALL REINFORCEMENT SHALL BE GRADE 60.
5. CALCULATED DRILLED SHAFT LOADS:
   BENTS #2 & 3 - 286 TONS/DRILLED SHAFT
   BENT #4 - 242 TONS/DRILLED SHAFT
   BENT #5 - 208 TONS/DRILLED SHAFT

NOTE:

BAR DIMENSIONS SHOWN ARE OUT-TO-OUT OF BAR.

BEARING SEAT ELEVATIONS								
GIRDER LOCATION	GIRDER #1	GIRDER #2	GIRDER #3	GIRDER #4	GIRDER #5	GIRDER #6	GIRDER #7	GIRDER #8
BENT #2 (BW)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #2 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #3 (BW)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #3 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #4 (BW)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #4 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #5 (BW)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833
BENT #5 (FD)	781.893	781.741	781.590	781.438	781.287	781.135	780.984	780.833

TOP OF COLUMN ELEVATIONS					
BENT	ELEVATION A	ELEVATION B	ELEVATION C	ELEVATION D	ELEVATION E
NO. 2	778.228	777.983	777.738	777.493	777.248
NO. 3	778.228	777.983	777.738	777.493	777.248
NO. 4	778.228	777.983	777.738	777.493	777.248
NO. 5	778.228	777.983	777.738	777.493	777.248

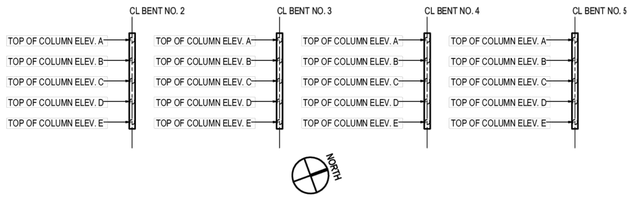


TABLE OF VARIABLE QUANTITIES								
BENT	H AVG.	CLASS "C" CONC.	BAR Y 40-#9		BAR Z 4-#4		TOTAL REINF. STL.	TOTAL CLASS "C" CONC.
	FT.	CY.	LENGTH	WT.	LENGTH	WT.	LB.	CY.
2	22	28.8	31'-3"	5,313	714'-9"	2,394	7,707	28.8
3	22	28.8	31'-3"	5,313	714'-9"	2,394	7,707	28.8
4	23	30.1	32'-3"	5,483	746'-2"	2,500	7,982	30.1
5	6	7.9	15'-3"	2,593	212'-1"	710	3,303	7.9

NOTES:

HEIGHTS SHOWN ARE AVERAGE HEIGHTS FOR THE BENT INDIVIDUAL COLUMN HEIGHTS MAY VARY. QUANTITIES FOR 1 FT. OF ONE COLUMN ARE AS FOLLOWS:

36"Ø REINF. STEEL = 54.99 LB
CONCRETE = 0.262 C.Y.

TABLE OF CONSTANT QUANTITIES ▲				
BAR	NO.	SIZE	LENGTH	WEIGHT
A	5	#11	56'-6"	1,501
B	5	#11	55'-0"	1,461
D	4	#9	1'-8"	23
S1	5	#5	12'-8"	869
S2	5	#5	10'-4"	709
T	10	#5	55'-0"	572
U	2	#5	9'-8"	20
REINFORCING STEEL			LB.	5,156
CLASS C CONCRETE			CY.	25.9

▲ QUANTITIES SHOWN ARE FOR ONE BENT ONLY.

TOTAL ESTIMATED QUANTITIES		
BENT	*REINF. STEEL	CLASS "C" CONC.
	LB.	C.Y.
2	12,863	54.7
3	12,863	54.7
4	13,138	56.0
5	8,459	33.8

* REINFORCING STEEL PROVIDED FOR CONTRACTOR'S INFORMATION ONLY.

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NO.	REVISION	BY	DATE

STATE OF TEXAS
LARRY S. T. WU
89530
LICENSED PROFESSIONAL ENGINEER
7/7/2024

PROJECT NO. 011.6237
DESIGNED BY: LSW
DRAWN BY: LSW
CHECKED BY: LSW
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BENT LAYOUT AND ELEVATION

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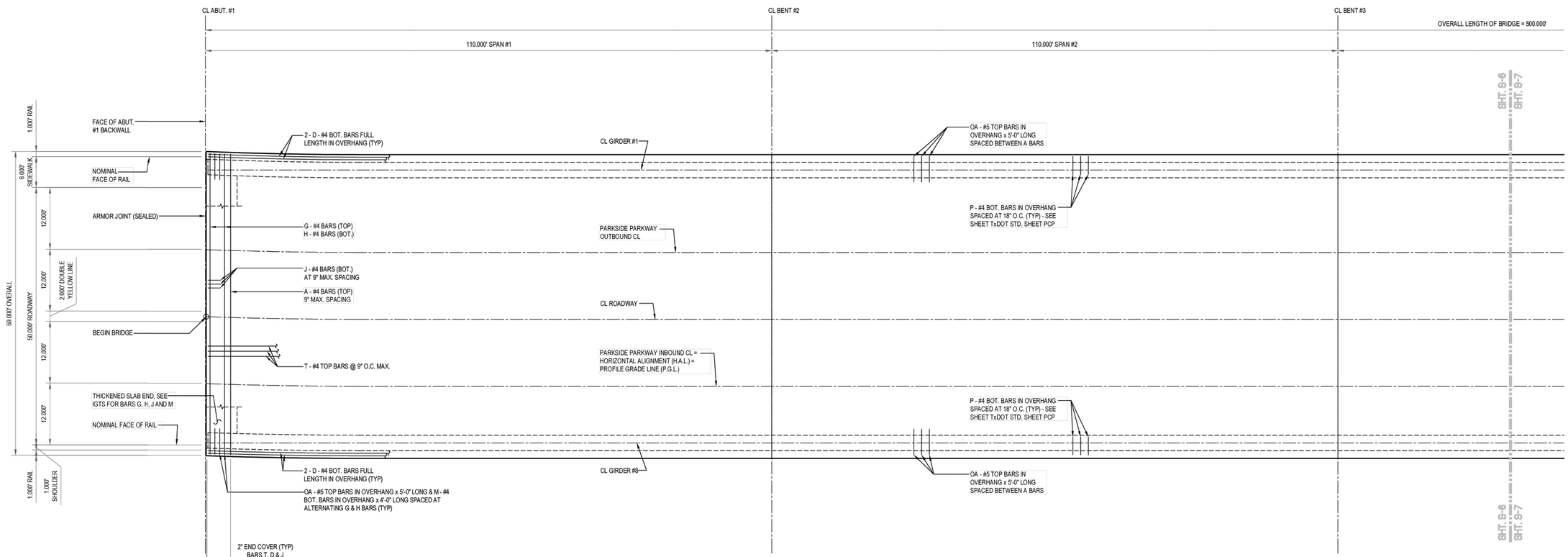
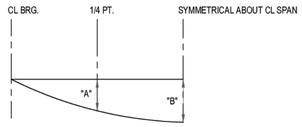
S-5



TRUE NORTH

1 PLAN
1" = 10'-0"



SPAN	BEAM	"A"	"B"
1	ALL	0.038'	0.061'
2	ALL	0.092'	0.129'
3	ALL	0.071'	0.101'
4	ALL	0.092'	0.129'
5	ALL	0.071'	0.101'

DEAD LOAD DEFLECTION DIAGRAM

NOTE:
CALCULATED DEFLECTIONS SHOWN ARE DUE TO THE CONCRETE SLAB ON INTERIOR GIRDERS ONLY (Ec = 5,000 PSI). ADJUST VALUES AS REQUIRED FOR EXTERIOR GIRDERS AND IF OPTION SLAB FORMING IS USED. THESE VALUES MAY REQUIRE FIELD VERIFICATION.

BAR TABLE	
BAR	SIZE
A	#4
D	#4
G	#4
H	#4
J	#4
M	#4
oA	#5
P	#4
T	#4

TABLE OF ESTIMATED QUANTITIES

SPAN	REINF. CONC. SLAB (BRIDGE DECK)	REINF. CONC. SLAB (SIDEWALK)	PRESTR. CONC. GIRDERS (Tx40) ■	REINF. ▲ STEEL (BRIDGE DECK)	REINF. ● STEEL (SIDEWALK)
NO.	SF	SF	LF	LB.	LB.
1	6,490	660	876.0	14,927	924
2	6,490	660	876.0	14,927	924
3	6,490	660	876.0	14,927	924
4	5,015	510	676.0	11,535	714
5	5,015	510	676.0	11,535	714
TOTAL	23,010	3,000	3,980.0	67,851	4,200

■ FABRICATOR SHALL ADJUST GIRDER LENGTHS FOR SLOPES AS REQUIRED. SPAN #1 = 74.5 LF EA. GIRDER. SPAN #2 = 89.5 LF EA. GIRDER, GIRDER, SPAN #3 = 84.5 LF EA. GIRDER .

▲ REINFORCING STEEL WEIGHT FOR BRIDGE DECK IS CALCULATED USING AN APPROXIMATE FACTOR OF 2.3 LB/SF.

● REINFORCING STEEL WEIGHT FOR SIDEWALK IS CALCULATED USING AN APPROXIMATE FACTOR OF 1.4 LB/SF.

GENERAL NOTES:

1. DESIGNED ACCORDING TO AASHTO 10TH EDITION (2024) LRFD SPECIFICATIONS.
2. BRIDGE DESIGNED FOR HL-93 LOADING.
3. SEE SHT. IGCS FOR FORMING DETAILS OF SLAB CONTINUOUS OVER INTERIOR BENTS.
4. SEE SHT. IGTS FOR THICKENED SLAB END DETAILS AND QUANTITY ADJUSTMENTS.
5. SEE SHTS PCP AND PCP-FAB FOR DETAILS AND QUANTITY ADJUSTMENTS OF PRESTRESSED CONCRETE PANELS.
6. SEE SHT. IGMS FOR MISCELLANEOUS SLAB DETAILS.
7. ALL REINFORCEMENT SHALL BE GRADE 60.
8. CONCRETE STRENGTH FOR BRIDGE DECK, f'c = 4,000 PSI (CLASS C). CONCRETE STRENGHT FOR RAILS, f'c = 3,600 PSI (CLASS C).
9. BAR LAPS WHERE REQUIRED, SHALL BE AS FOLLOWS: #4 - 1'-7"
10. LAP TOP BARS AT MIDDLE SPAN, LAP BOTTOM BARS AT SUPPORTS.

FOR PERMIT ONLY

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P.E. No: 89530
DATE: 7/23/2025

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SHEET 34 OF 60

NO.	REVISION	BY	DATE

STATE OF TEXAS — LARRY S. T. WU — 89530 — LICENSED PROFESSIONAL ENGINEER — 7/7/2024

PROJECT NO. 011.6237
DESIGNED BY: LSW
DRAWN BY: LSW
CHECKED BY: LSW
APPROVED BY: LSW
DATE: 7/7/2025

Pickett, Kelm & Associates, Inc.
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PARKSIDE PARKWAY BRIDGE
PARSIDE ON THE RIVER

GEORGETOWN, TEXAS

CLIENT:

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PO Box 5397
Austin, TX 78763
www.blakemageeco.com

I-GIRDER SPANS PLAN

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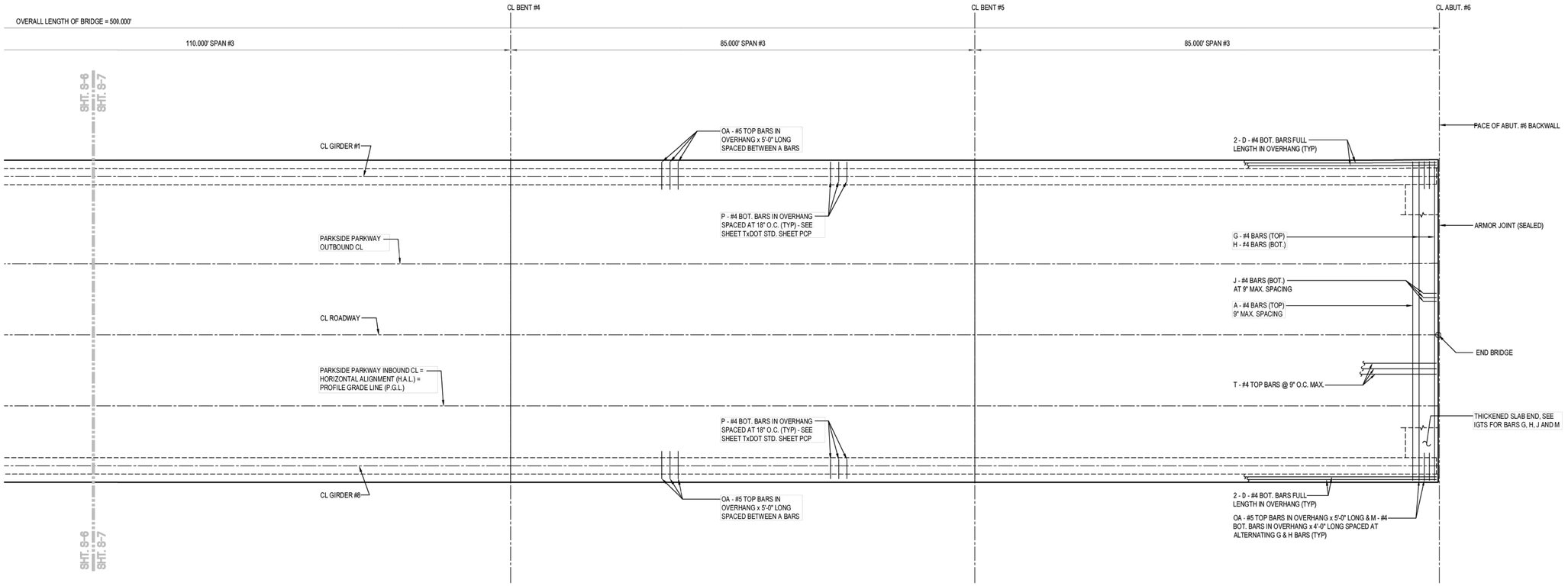
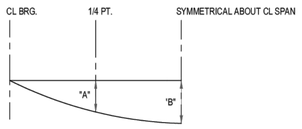
SHEET NO.
S-6



TRUE NORTH

1 PLAN
1" = 10'-0"



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2	ALL	0.092'	0.129'
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NOTE:
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BAR TABLE	
BAR	SIZE
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D	#4
G	#4
H	#4
J	#4
M	#4
oA	#5
P	#4
T	#4

TABLE OF ESTIMATED QUANTITIES

SPAN	REINF. CONC. SLAB (BRIDGE DECK)	REINF. CONC. SLAB (SIDEWALK)	PRESTR. CONC. GIRDERS (Tx40) ■	REINF. ▲ STEEL (BRIDGE DECK)	REINF. ● STEEL (SIDEWALK)
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GENERAL NOTES:

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2. BRIDGE DESIGNED FOR HL-93 LOADING.
3. SEE SHT. IGCS FOR FORMING DETAILS OF SLAB CONTINUOUS OVER INTERIOR BENTS.
4. SEE SHT. IGTS FOR THICKENED SLAB END DETAILS AND QUANTITY ADJUSTMENTS.
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6. SEE SHT. IGMS FOR MISCELLANEOUS SLAB DETAILS.
7. ALL REINFORCEMENT SHALL BE GRADE 60.
8. CONCRETE STRENGTH FOR BRIDGE DECK, f'c = 4,000 PSI (CLASS C). CONCRETE STRENGHT FOR RAILS, f'c = 3,600 PSI (CLASS C).
9. BAR LAPS WHERE REQUIRED, SHALL BE AS FOLLOWS: #4 - 1'-7"
10. LAP TOP BARS AT MIDDLE SPAN, LAP BOTTOM BARS AT SUPPORTS.

NO.	REVISION	BY	DATE

STATE OF TEXAS
LARRY S. T. WU
89530
LICENSED PROFESSIONAL ENGINEER
7/23/2025

PROJECT NO. 011.6237
DESIGNED BY: LSW
DRAWN BY: LSW
CHECKED BY: LSW
APPROVED BY: LSW
DATE: 7/7/2025

Pickett, Kelm & Associates, Inc.
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PARKSIDE PARKWAY BRIDGE
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CLIENT:

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I-GIRDER SPANS PLAN

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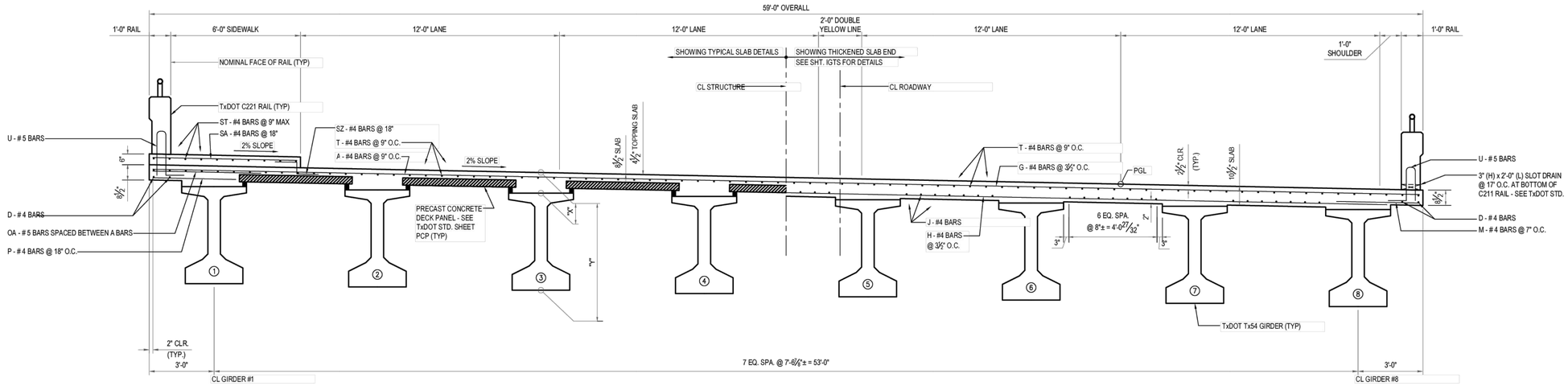
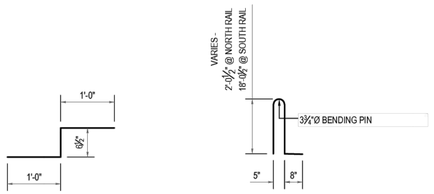
SHEET NO.
S-7



1 LOOKING WEST
TYPICAL CROSS - SECTION
1/2" = 1'-0"



SPAN	BEAM	"X" CL BRG.	"X" CL SPAN	"Y" CL BRG.
1	ALL	12"	10⅝" *	4'-4"
2	ALL	12"	10⅝" *	4'-4"
3	ALL	12"	9⅜" *	4'-4"
4	ALL	12"	9⅜" *	4'-4"
5	ALL	12"	9⅜" *	4'-4"

* "Y" VALUE SHOWN IS BASED ON THEORETICAL GIRDER CAMBER, DEAD LOAD DEFLECTION FROM AN 8½" CONCRETE SLAB, A CONSTANT ROADWAY GRADE, AND USING PRECAST PANELS (PCP). THE CONTRACTOR WILL ADJUST THIS VALUE AS NECESSARY FOR ANY ROADWAY VERTICAL CURVE.

SECTION DEPTHS

GENERAL NOTES:

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BRIDGE
CROSS-SECTION

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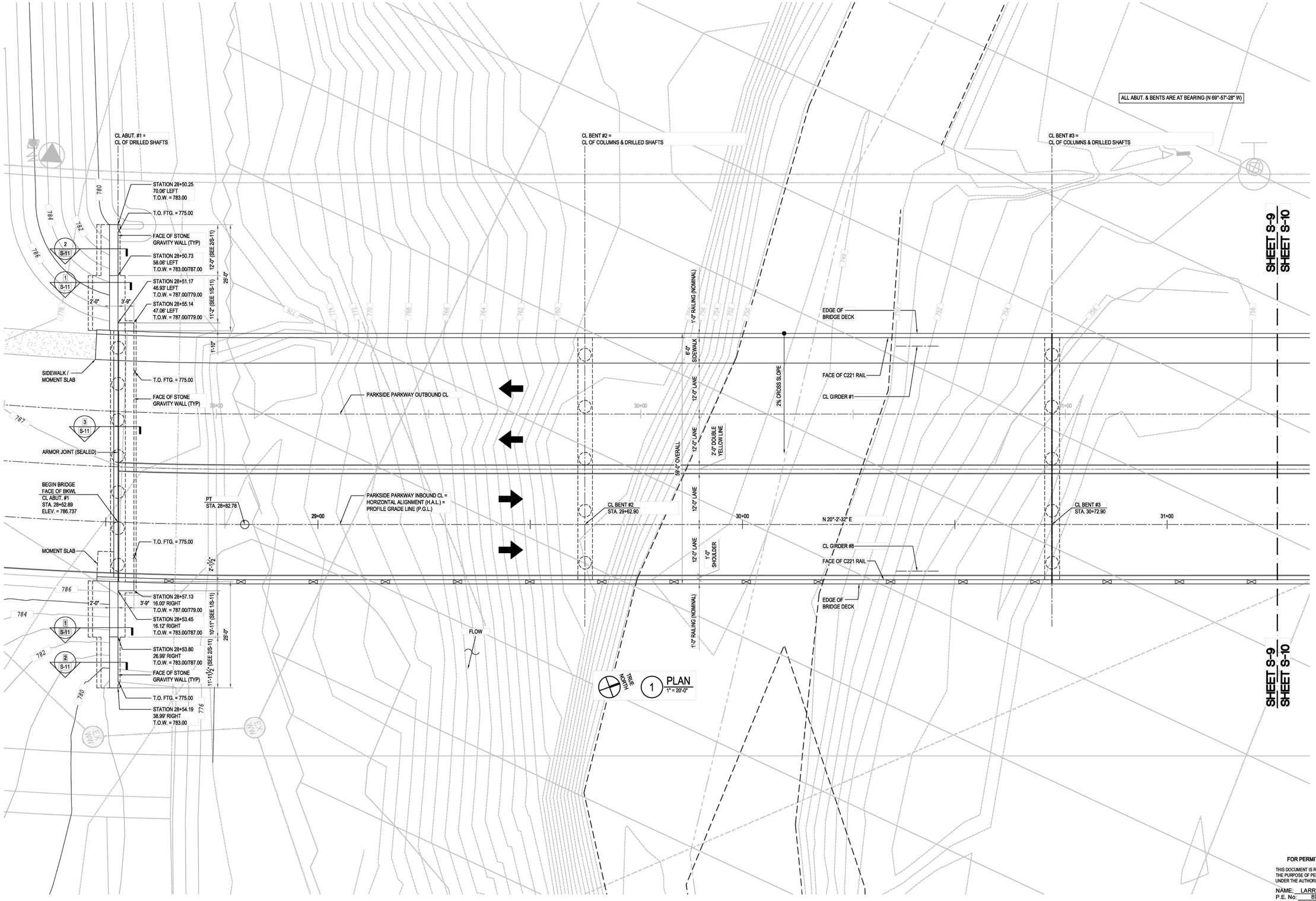
SHEET NO.
S-8



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PO Box 5397
Austin, TX 78763
www.blakemageeco.com

ABUTMENT #1
WINGWALL LAYOUT

FOR PERMIT ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT ONLY, UNDER THE AUTHORITY OF:

NAME: LARRY S. WU
P.E. No: 89530
DATE: 7/23/2025

AND IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

Copyright 2025

SHEET NO. S-9

ALL ABUT. & BENTS ARE AT BEARING (N 69°-57'-28" W)

SHEET S-9
SHEET S-10

CL BENT #4 =
CL OF COLUMNS & DRILLED SHAFTS

CL BENT #5 =
CL OF COLUMNS & DRILLED SHAFTS

CL ABUT. #6 =
CL OF DRILLED SHAFTS

GRAVEL DRIVE

1'-0" RAILING (NOMINAL)
6'-0" SIDEWALK
12'-0" LANE
2% CROSS SLOPE
59'-0" OVERALL
12'-0" LANE
2'-0" DOUBLE YELLOW LINE
12'-0" LANE
1'-0" SHOULDER
1'-0" RAILING (NOMINAL)

EDGE OF BRIDGE DECK
FACE OF C221 RAIL
CL GIRDER #1
PARKSIDE PARKWAY OUTBOUND CL
PARKSIDE PARKWAY INBOUND CL = HORIZONTAL ALIGNMENT (H.A.L.) = PROFILE GRADE LINE (P.G.L.)
N 20°-2-32" E
CL GIRDER #8
FACE OF C221 RAIL
EDGE OF BRIDGE DECK

CL BENT #4
STA. 31+82.90

CL BENT #5
STA. 32+67.90

31+00
32+00
33+00
34+00

STATION 33+52.90
73.13' LEFT
T.O.W. = 783.00
T.O. FTG. = 775.00
FACE OF STONE GRAVITY WALL (TYP)
STATION 33+52.90
58.13' LEFT
T.O.W. = 783.00/787.00
STATION 33+52.90
47.13' LEFT
T.O.W. = 787.00/779.00
STATION 33+49.15
47.13' LEFT
T.O.W. = 779.00
25'-0"
12'-0" (SEE 2/S-11)
11'-0" (SEE 1/S-11)
2'-0"
3'-9"
2'-0"
SIDEWALK / MOMENT SLAB
T.O. FTG. = 775.00
FACE OF STONE GRAVITY WALL (TYP)
ARMOR JOINT (SEALED)
END BRIDGE
FACE OF BKWL
CL ABUT. #6
STA. 33+52.90
ELEV. = 787.115
PT
STA. 33+68.82
T.O. FTG. = 775.00
MOMENT SLAB
STATION 33+49.15
16.00' RIGHT
T.O.W. = 779.00
STATION 33+52.90
16.00' RIGHT
T.O.W. = 783.00/779.00
STATION 33+52.90
27.00' RIGHT
T.O.W. = 783.00/787.00
FACE OF STONE GRAVITY WALL (TYP)
T.O. FTG. = 775.00
STATION 33+52.90
39.00' RIGHT
T.O.W. = 783.00

FLOW

TRUE NORTH

1 PLAN
1" = 20'-0"

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DATE: 7/23/2025

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SHEET 38 OF 60

NO.	REVISION	BY	DATE

STATE OF TEXAS
LARRY S. T. WU
89530
LICENSED PROFESSIONAL ENGINEER
7/23/2025

PROJECT NO. 011-6237
DESIGNED BY: LSW
DRAWN BY: LSW
CHECKED BY: LSW
APPROVED BY: LSW
DATE: 7/7/2025

Pickett, Kelm & Associates, Inc.
Consulting Structural Engineers
Texas Registration No. F-1401
4100 Duval Road, Bldg. 4, Suite 103
Austin, Texas 78759 • Phone 512-345-5538

PARKSIDE PARKWAY BRIDGE
PARSIDE ON THE RIVER

GEORGETOWN, TEXAS

CLIENT:

HM PARKSIDE, LP
PO Box 5397
Austin, TX 78763
www.blakemageeco.com

ABUTMENT #6
WINGWALL LAYOUT

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SHEET NO.
S-10

ALL ABUT. & BENTS ARE AT BEARING (N 69°-57'-28" W)

SHEET S-9
SHEET S-10

CL BENT #4 =
CL OF COLUMNS & DRILLED SHAFTS

CL BENT #5 =
CL OF COLUMNS & DRILLED SHAFTS

CL ABUT. #6 =
CL OF DRILLED SHAFTS

GRAVEL DRIVE

1'-0" RAILING (NOMINAL)
6'-0" SIDEWALK
12'-0" LANE
2% CROSS SLOPE
59'-0" OVERALL
12'-0" LANE
2'-0" DOUBLE YELLOW LINE
12'-0" LANE
1'-0" SHOULDER
1'-0" RAILING (NOMINAL)

EDGE OF BRIDGE DECK
FACE OF C221 RAIL
CL GIRDER #1
PARKSIDE PARKWAY OUTBOUND CL
PARKSIDE PARKWAY INBOUND CL = HORIZONTAL ALIGNMENT (H.A.L.) = PROFILE GRADE LINE (P.G.L.)
N 20°-2-32" E
CL GIRDER #8
FACE OF C221 RAIL
EDGE OF BRIDGE DECK

CL BENT #4
STA. 31+82.90
CL BENT #5
STA. 32+67.90

31+00 32+00 33+00 34+00

FLOW

TRUE NORTH

1 PLAN
1" = 20'-0"

STATION 33+52.90
73.13' LEFT
T.O.W. = 783.00
T.O. FTG. = 775.00
FACE OF STONE GRAVITY WALL (TYP)
STATION 33+52.90
58.13' LEFT
T.O.W. = 783.00/787.00
STATION 33+52.90
47.13' LEFT
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T.O.W. = 779.00
25'-0"
12'-0" (SEE 2/S-11)
11'-0" (SEE 1/S-11)
2'-0"
3'-9"
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SIDEWALK / MOMENT SLAB
T.O. FTG. = 775.00
FACE OF STONE GRAVITY WALL (TYP)
ARMOR JOINT (SEALED)
END BRIDGE
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FACE OF STONE GRAVITY WALL (TYP)
T.O. FTG. = 775.00
STATION 33+52.90
39.00' RIGHT
T.O.W. = 783.00

778 780 782 784 786 787 776

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NO.	REVISION	BY	DATE

STATE OF TEXAS
LARRY S. T. WU
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LICENSED PROFESSIONAL ENGINEER
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ABUTMENT #6
WINGWALL LAYOUT

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SHEET NO.
S-10

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DATE:
FILE:

STRUCTURE	DESIGNED GIRDERS									DEPRESSED STRAND PATTERN		CONCRETE		OPTIONAL DESIGN					LOAD RATING FACTORS		
	SPAN NO.	GIRDER NO.	GIRDER TYPE	PRESTRESSING STRANDS						NO.	TO END (in)	RELEASE STRGTH (1) f'ci (ksi)	MINIMUM 28 DAY COMP STRGTH f'c (ksi)	DESIGN LOAD COMP STRESS (TOP ℄) (SERVICE I) fct(ksi)	DESIGN LOAD TENSILE STRESS (BOTT ℄) (SERVICE III) fcb(ksi)	REQUIRED MINIMUM ULTIMATE MOMENT CAPACITY (STRENGTH I) (kip-ft)	LIVE LOAD DISTRIBUTION FACTOR (2)		STRENGTH I		SERVICE III
				NON-STD STRAND PATTERN	TOTAL NO.	SIZE (in)	STRGTH fpu (ksi)	"e" ℄ (in)	"e" END (in)								Moment	Shear	Inv	Opr	Inv
PARKSIDE PARKWAY BRIDGE	1, 2 & 3	ALL	Tx54	YES	36	.60	270	19.341	13.675	6	40.50	5.000	6.200	3.781	-3.736	7,311.37	0.656	0.748	1.43	2.38	1.03
	4 & 5	ALL	Tx54	YES	20	.60	270	20.408	18.808	4	12.50	4.000	5.000	2.320	-2.366	4,851.96	0.703	0.784	1.59	2.81	1.12

NON-STANDARD STRAND PATTERNS

PATTERN	STRAND ARRANGEMENT AT ℄ OF GIRDER

(1) Based on the following allowable stresses (ksi):

Compression = 0.65 f'ci

Tension = $0.24\sqrt{f'ci}$

Optional designs must likewise conform.

(2) Portion of full HL93.

DESIGN NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

Load rated using Load and Resistance Factor Rating according to AASHTO Manual for Bridge Evaluation.

Optional designs for girders 120 feet or longer must have a calculated residual camber equal to or greater than that of the designed girder.

Prestress losses for the designed girders have been calculated for a relative humidity of 75 percent. Optional designs must likewise conform.

FABRICATION NOTES:

Provide Class H concrete.

Provide Grade 60 reinforcing steel bars.

Use low relaxation strands, each pretensioned to 75 percent of fpu.

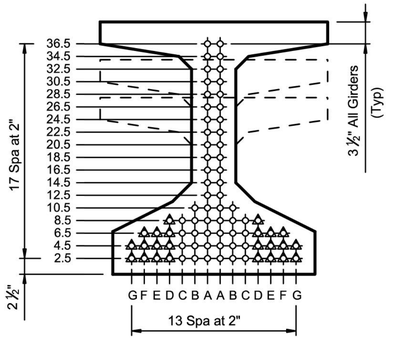
Strand debonding must comply with Item 424.4.2.2.2.4. Full-length debonded strands are only permitted in positions marked △. Double wrap full-length debonded strands in outer most position of each row.

When shown on this sheet, the Fabricator has the option of furnishing either the designed girder or an approved optional design. All optional design submittals must be signed, sealed and dated by a Professional Engineer registered in the State of Texas.

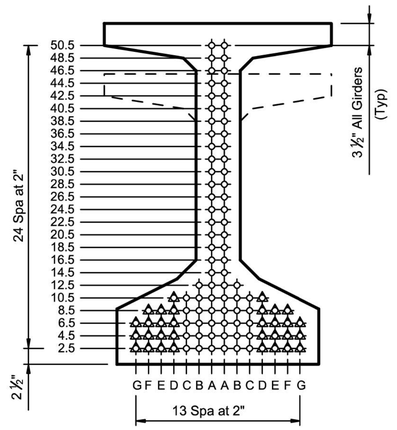
Seal cracks in girder ends exceeding 0.005" in width as directed by the Engineer. The fabricator is permitted to decrease the spacing of Bars R and S by providing additional bars to help limit crack width provided the decreased spacing results in no less than 1" clear between bars. The fabricator must take an approved corrective action if cracks greater than 0.005" form on a repetitive basis.

DEPRESSED STRAND DESIGNS:

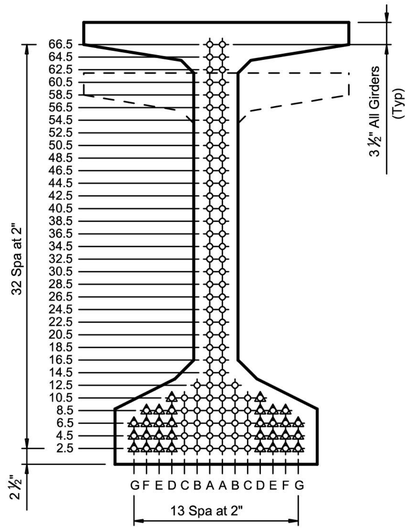
Locate strands for the designed girder as low as possible on the 2" grid system unless a non-standard strand pattern is indicated. Fill row "2.5", then row "4.5", then row "6.5", etc., beginning each row in the "A" position and working outward until the required number of strands is reached. All strands in the "A" position must be depressed, maintaining the 2" spacing so that, at the girder ends, the upper two strands are in the position shown in the table.



TYPE Tx28, Tx34 & Tx40



TYPE Tx46 & Tx54



TYPE Tx62 & Tx70

HL93 LOADING

Texas Department of Transportation

Bridge Division Standard

PRESTRESSED CONCRETE I-GIRDER DESIGNS

(NON-STANDARD SPANS)

IGND

FILE:	DN: TxDOT	CK: TxDOT	DW: EFC	CK: TAR
©TxDOT August 2017	CONT	SECT	JOB	HIGHWAY
REVISIONS 10-19: Modified for depressed strands only. 3-22: Added Load Rating.	DIST	COUNTY		SHEET NO. S-12

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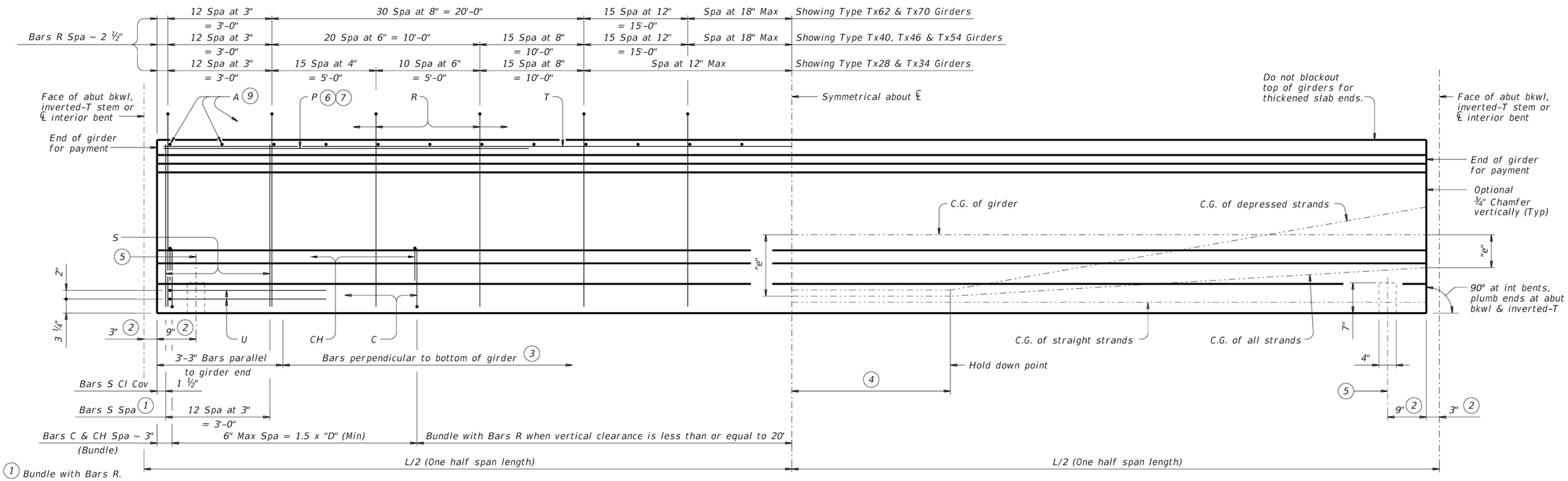
DATE: 7/24/2023 3:28:41 PM
FILE: DOCUMENT NAME



(1) Bundle with Bars R.

(2) Measured along ℄ Girder at interior bents; perpendicular to abutment bkwl or inverted-T stem.

(3) The average of the top and bottom spacing of Bars R cannot exceed the required spacing.

(4) L/20, but not less than 5'-0" (-0,+2').

(5) ℄ 4" x 1 ½" Vertical Slotted Hole at doweled girder end [labeled (D) on Bridge Layout]. Required for outside girder only or as shown on substructure details. Anchorage holes may be tapered (4 ¾" x 1 ⅝") at base. If holes are formed with sheet metal, forms may be left in place.

GIRDER ELEVATION

(6) Bars P (#6 x 15'-0") required in Tx62 and Tx70 girders. At the fabricator's option bars larger than #6 may be used. When L is less than 50 ft, Bars P are to be the same length as Bars T.

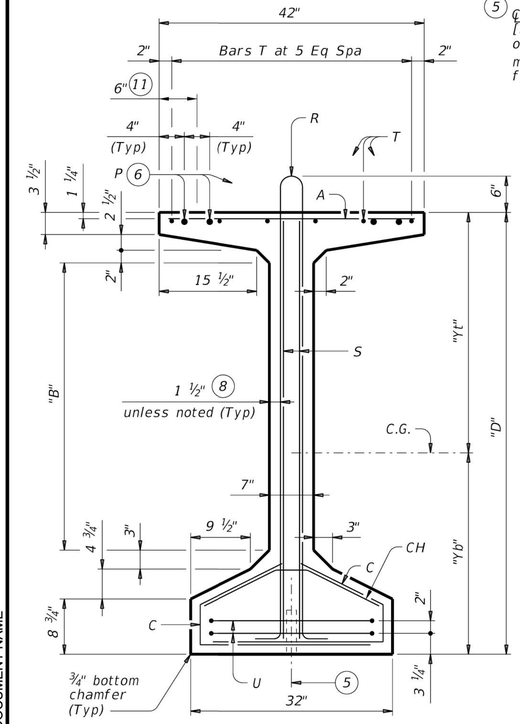
(7) Bars P (#6 x 15'-0") are only required in Tx28, Tx34, Tx40, Tx46, and Tx54 girders when "e" at girder ends exceeds 0.25 x "D". At the fabricator's option bars larger than #6 may be used. When L is less than 50 ft, Bars P are to be the same length as Bars T.

(8) 1 ⅜" Clear Cover to Bars S.

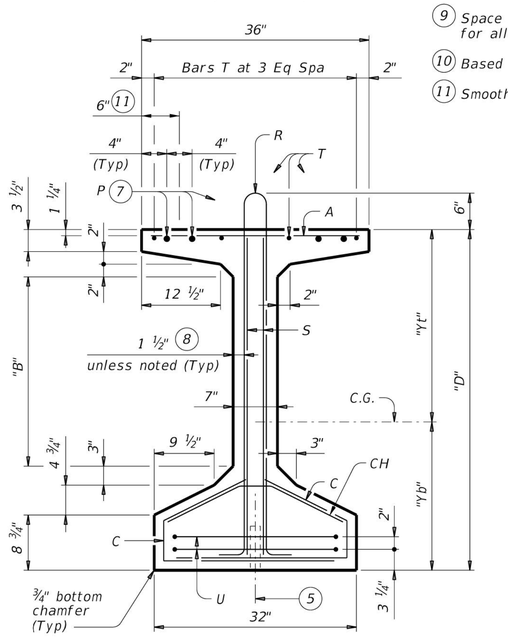
(9) Space Bars A at 6" Max for girders requiring overhang bracket hangers. Space at 12" Max for all other girders. Tie to Bars R as necessary. See standard IGMS for "Deck Forming Notes".

(10) Based on 155 pcf total weight of concrete and reinforcing steel.

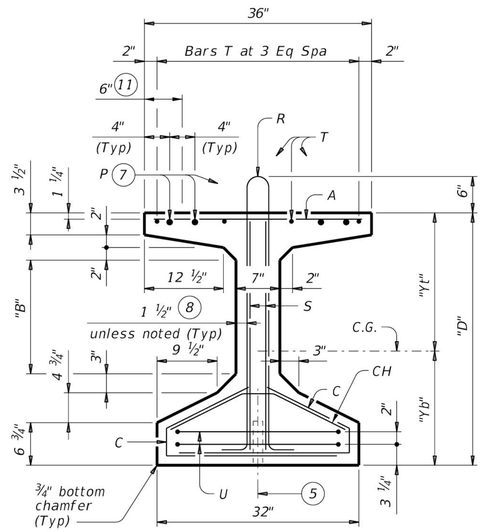
(11) Smooth trowel finish on the slab overhang side of exterior girder.



TYPE Tx62 & Tx70



TYPE Tx46 & Tx54



TYPE Tx28, Tx34 & Tx40

GIRDER DIMENSIONS AND SECTION PROPERTIES

Girder Type	"D" (in.)	"B" (in.)	"Yt" (in.)	"Yb" (in.)	Area (in.²)	"Ix" (in.⁴)	"Iy" (in.⁴)	Weight (10) (plf)
Tx28	28	6	15.02	12.98	585	52,772	40,559	630
Tx34	34	12	18.49	15.51	627	88,355	40,731	675
Tx40	40	18	21.90	18.10	669	134,990	40,902	720
Tx46	46	22	25.90	20.10	761	198,089	46,478	819
Tx54	54	30	30.49	23.51	817	299,740	46,707	880
Tx62	62	37 ½"	33.72	28.28	910	463,072	57,351	980
Tx70	70	45 ½"	38.09	31.91	966	628,747	57,579	1,040

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.
Provide Class H concrete.
Provide Grade 60 reinforcing steel.
An equal area of deformed Welded Wire Reinforcement (WWR) (ASTM A1064) may be substituted for Bars A, C, R or T unless otherwise noted.
It is permissible for bars or strands to come in contact with materials used in forming anchor holes.
When vertical clearance of the span is less than or equal to 20', provide additional Bars C and CH in every girder of that span.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

HL93 LOADING

SHEET 1 OF 2

Texas Department of Transportation

Bridge Division Standard

PRESTRESSED CONCRETE I-GIRDER DETAILS

IGD

FILE: IG-IGD-23.dgn	DN: TxDOT	CK: JMH	DW: JTR	CK: TAR
©TxDOT August 2017	CONT	SECT	JOB	HIGHWAY
REVISIONS 10-19: Added Bars C and CH full length for VC<= 20' 3-23: Clarified C and CH requirement	DIST	COUNTY		SHEET NO. S-13

SHEET 41 OF 60

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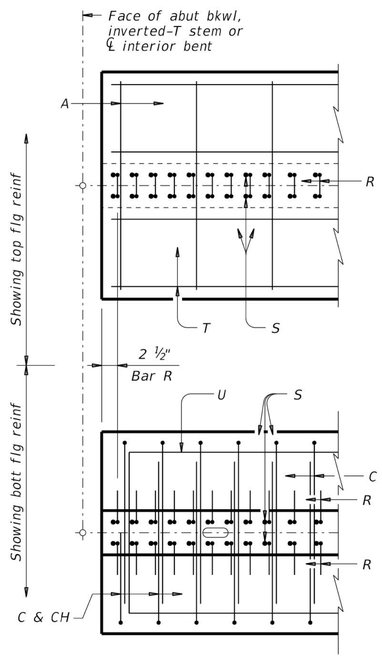
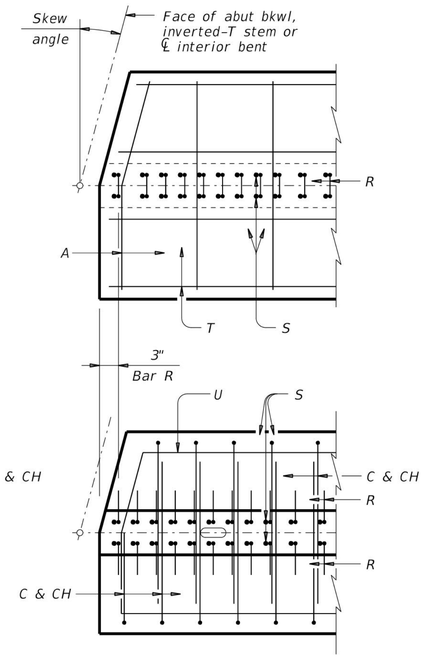
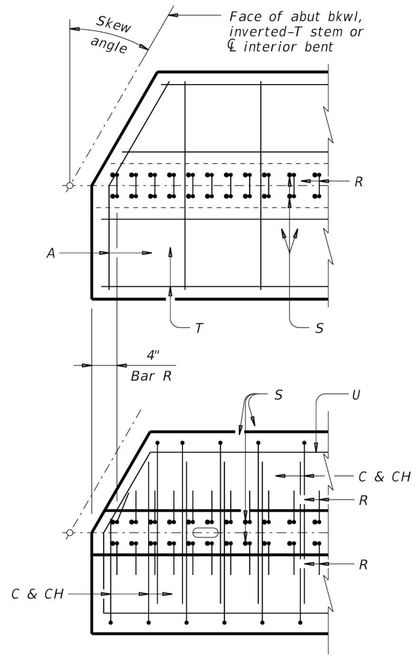
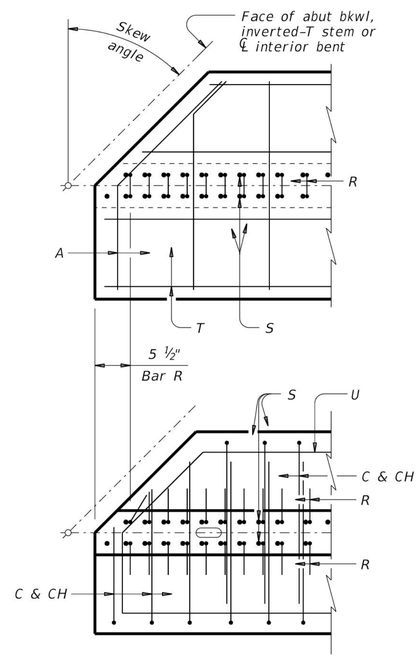
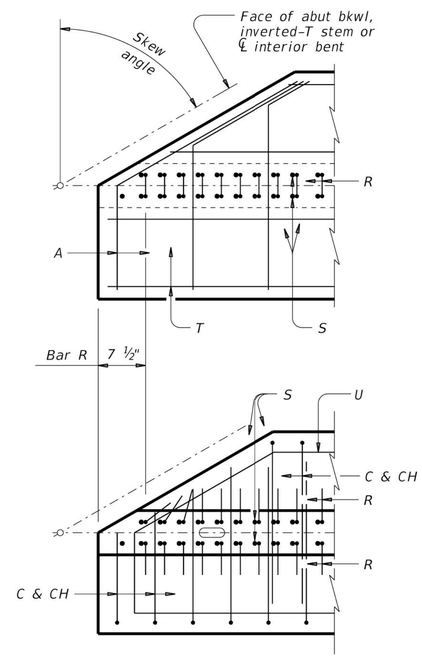




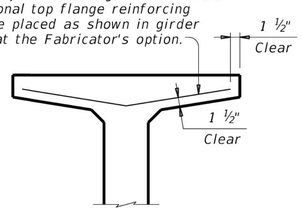




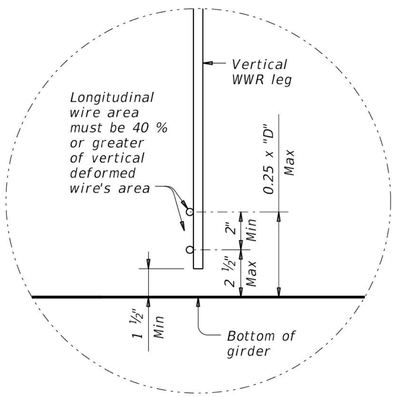


PLAN OF GIRDER ENDS (12)

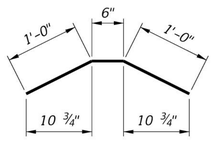
To control top flange cracking that may occur during form removal, additional top flange reinforcing may be placed as shown in girder ends at the Fabricator's option.



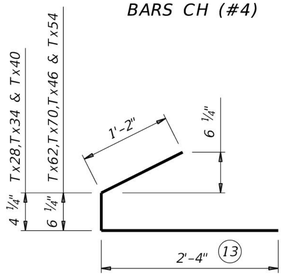
OPTIONAL TOP FLANGE REINFORCING DETAIL



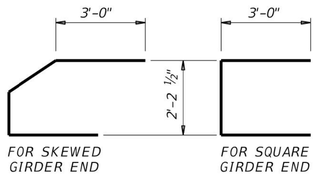
OPTIONAL WELDED WIRE REINFORCEMENT (WWR) DETAIL



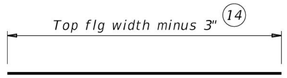
BARS CH (#4)



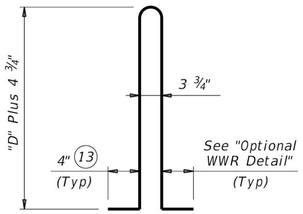
BARS C (#4)



BARS U (#5)

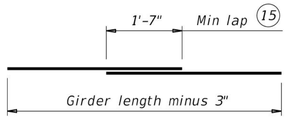


BARS A (#3)



BARS R (#4) (16)

BARS S (#6)



BARS T (#4)

(12) Reinforcing patterns shown are provided as guides to determine reinforcement placement in skewed ends. Place Bars S as close to girder end as cover requirements permit, which may prevent them to be bundled with Bars R.

(13) Bars may be cut or bent at skewed end as required.

(14) Increase as necessary for bars at skewed end.

(15) No portion of bar less than 10 ft.

(16) For Welded Wire Reinforcement (WWR) option, area of Bars R may be reduced in proportion to the increase in reinforcement yield strength over 60 ksi. Yield strength of WWR is limited to 75 ksi.

HL93 LOADING SHEET 2 OF 2

Texas Department of Transportation — Bridge Division Standard

PRESTRESSED CONCRETE I-GIRDER DETAILS

IGD

FILE: IG-IGD-23.dgn	DN: TxDOT	CK: JMH	DW: JTR	CK: TAR
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REVISIONS 10-19: Added Bars C and CH full length for VC<= 20' 3-23: Clarified C and CH requirement	DIST	COUNTY		SHEET NO. S-14

SHEET 42 OF 60

DATE: 7/24/2023 3:28:41 PM
FILE: DOCUMENT NAME

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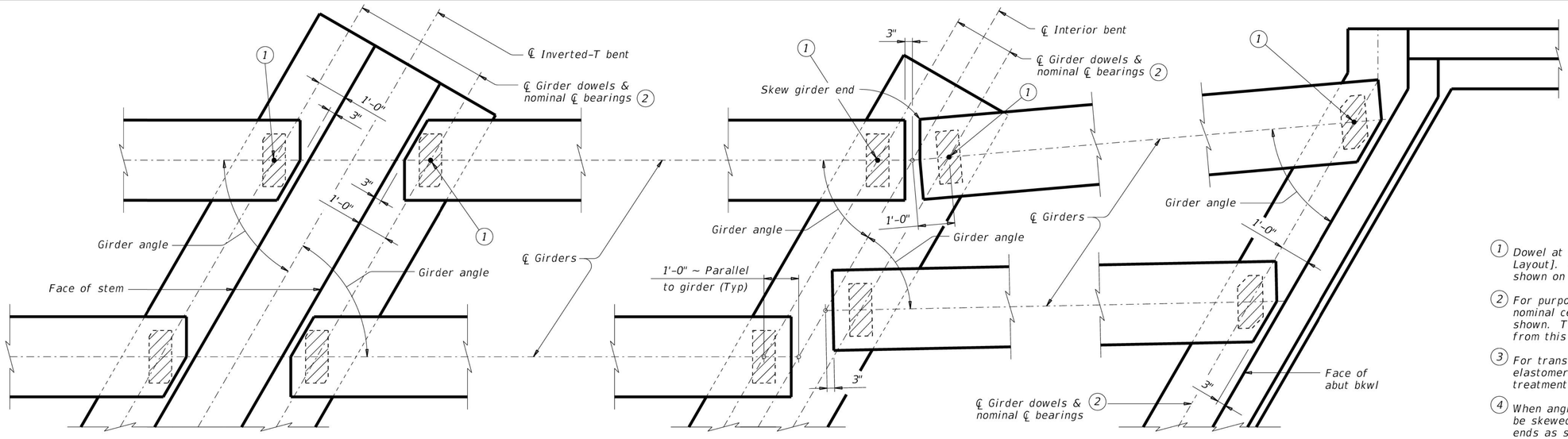


AT INVERTED-T BENT W/SKEW

AT CONVENTIONAL INTERIOR BENT W/SKEW

AT ABUTMENT W/SKEW (3)

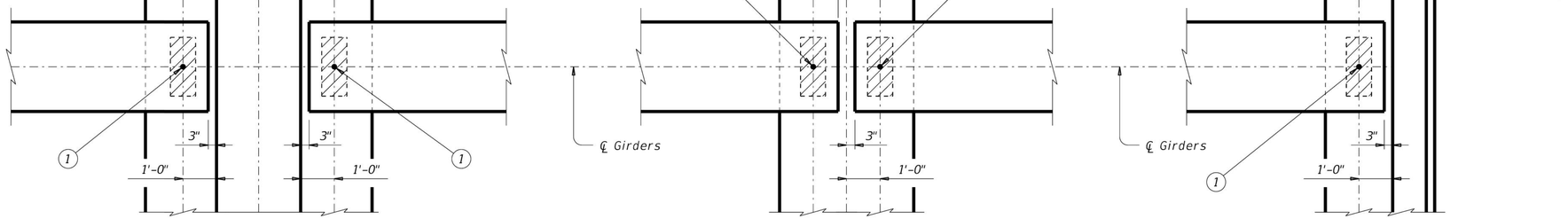
(1) Dowel at doweled girder end [labeled (D) on Bridge Layout]. Required for outside girder only or as shown on substructure details.

(2) For purposes of computing bearing seat elevations, nominal centerline of bearing must be defined as shown. The actual center of bearing pad may vary from this line.

(3) For transition bents with backwall, girder and elastomeric bearings must receive the same treatment as shown for abutments.

(4) When angle exceeds 0°, one or both girders ends must be skewed to maintain the clearance between girder ends as shown in view.

(5) See Table of Bearing Pad Dimensions for bearing size. Girder end skew angles in Table not applicable for this situation. Table reflects girder conflicts of this type on radial bents only.

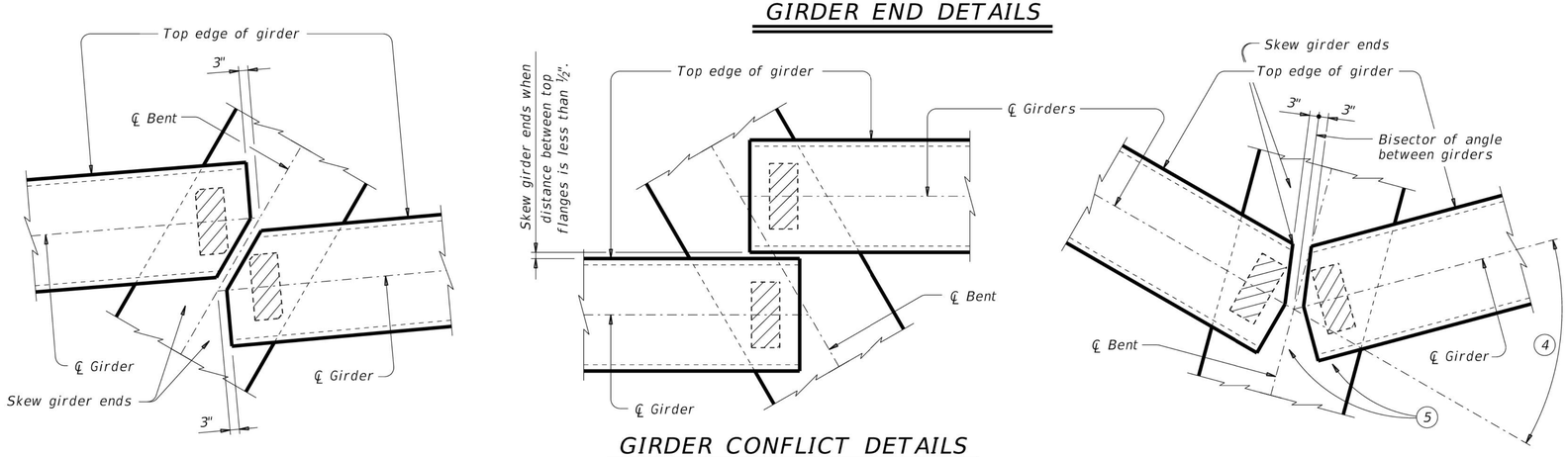


AT INVERTED-T BENT

AT CONVENTIONAL INTERIOR BENT

AT ABUTMENT (3)

GIRDER END DETAILS



GIRDER CONFLICT DETAILS

GENERAL NOTES:

These details accommodate skew angles up to 60°.

Shop drawings for approval are required.

A bearing layout which identifies location and orientation of all bearings must be developed by the bearing fabricator. Permanently mark each bearing in accordance with the bearing layout. A copy of the bearing layout is to be provided to the Engineer.

Cost of furnishing and installing elastomeric bearings, including beveled and embedded steel plates, must be included in unit price bid for "Prestressed Concrete Girders".

HL93 LOADING

SHEET 1 OF 3

Texas Department of Transportation

Bridge Division Standard

ELASTOMERIC BEARING AND GIRDER END DETAILS

PRESTR CONCRETE I-GIRDERS

IGEB

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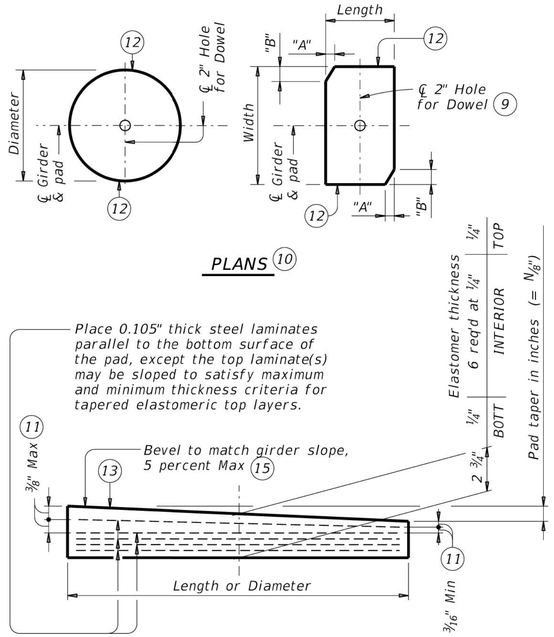
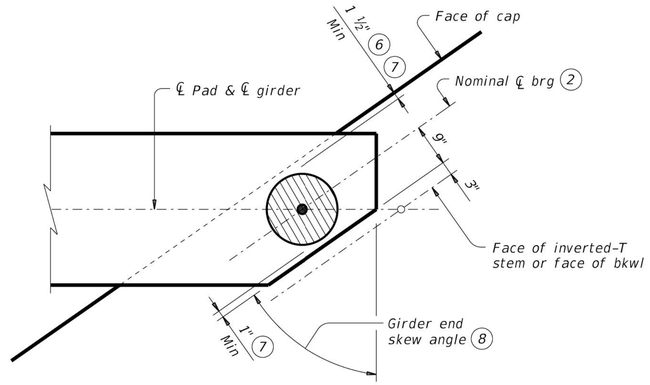
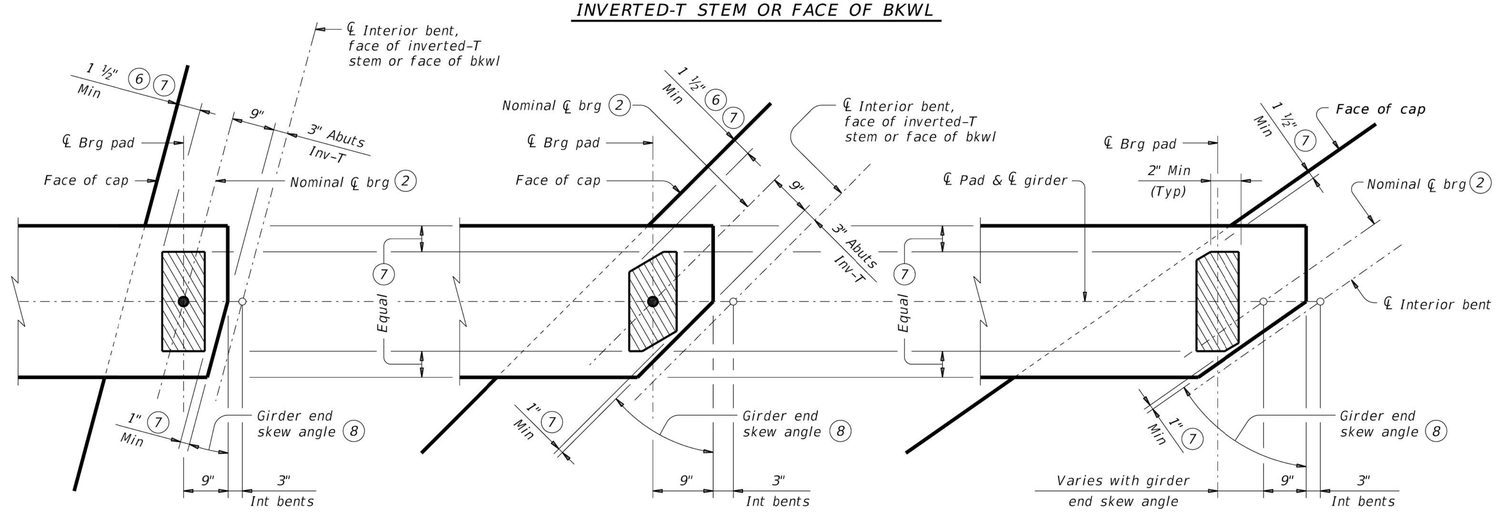


LAMINATED ELASTOMERIC BEARING PAD

(50 DUROMETER)



ROUND BEARINGS FOR SKEWED GIRDER ENDS AT FACE OF INVERTED-T STEM OR FACE OF BKWL



SKEWED GIRDER ENDS AT INT BENTS, FACE OF INVERTED-T STEM OR FACE OF BKWL

SKEWED GIRDER ENDS AT CONVENTIONAL INTERIOR BENTS (16)

(NO GIRDER DOWELS)

BEARING PAD PLACEMENT DIAGRAMS

TABLE OF MINIMUM SUBSTRUCTURE DIMENSIONS (14)

Girder Type	Abutments: Face of Bkwl to Face of Cap	Int Bents: Overall Cap Width	Inv-T Bents: Corbel Width
Tx28 thru Tx54	1'-9"	3'-6"	1'-10 ½"
Tx62 & Tx70	2'-0"	4'-0"	2'-1 ½"

TABLE OF BEARING PAD DIMENSIONS

Bent Type	Girder Type	Bearing Type (13)	Girder End Skew Angle Range	Pad Size Lgth x Wdth	Pad Clip Dimensions "A"	Pad Clip Dimensions "B"
ABUTMENTS, INVERTED-T AND TRANSITION BENTS WITH BACKWALLS	Tx28,Tx34, Tx40,Tx46 & Tx54	G-1-"N"	0° thru 21°	8" x 21"	---	---
		G-2-"N"	21°+ thru 30°	8" x 21"	1 ½"	2 ½"
		G-3-"N"	30°+ thru 45°	9" x 21"	4 ½"	4 ½"
		G-4-"N"	45°+ thru 60°	15" Dia	---	---
	Tx62 & Tx70	G-5-"N"	0° thru 21°	9" x 21"	---	---
		G-6-"N"	21°+ thru 30°	9" x 21"	1 ½"	2 ½"
		G-7-"N"	30°+ thru 45°	10" x 21"	4 ½"	4 ½"
		G-8-"N"	45°+ thru 60°	10" x 21"	7 ¼"	4 ¼"
CONVENTIONAL INTERIOR BENTS	Tx28,Tx34, Tx40,Tx46 & Tx54	---	---	---	---	---
		---	---	---	---	---
		G-1-"N"	0° thru 60°	8" x 21"	---	---
	Tx62 & Tx70	G-5-"N"	0° thru 60°	9" x 21"	---	---
CONVENTIONAL INTERIOR BENTS WITH SKEWED GIRDER ENDS (GIRDER CONFLICTS) (16)	Tx28,Tx34, Tx40,Tx46 & Tx54	G-1-"N"	0° thru 18°	8" x 21"	---	---
		G-2-"N"	18°+ thru 30°	8" x 21"	1 ½"	2 ½"
		G-9-"N"	30°+ thru 45°	8" x 21"	3"	3"
		G-10-"N"	45°+ thru 60°	9" x 21"	6"	3 ½"
	Tx62 & Tx70	G-5-"N"	0° thru 18°	9" x 21"	---	---
		G-5-"N"	18°+ thru 30°	9" x 21"	---	---
		G-11-"N"	30°+ thru 45°	9" x 21"	1 ½"	1 ½"
		G-12-"N"	45°+ thru 60°	9" x 21"	3"	1 ¾"

(2) For purposes of computing bearing seat elevations, nominal centerline of bearing must be defined as shown. The actual center of bearing pad may vary from this line.

(6) 3" for inverted-T.

(7) Place centerline pad as near nominal centerline bearing as possible between limits shown.

(8) Girder end skew angle is equal to 90° minus the girder angle except at some conflicting girders.

(9) Provide 2" dia hole only at locations required. See Substructure details for location.

(10) See Table of Bearing Pad Dimensions for dimensions.

(11) Maximum and minimum layer thicknesses shown are for elastomer only, on tapered layers.

(12) Locate Permanent Mark here.

(13) Indicate BEARING TYPE on all pads. For tapered pads, locate BEARING TYPE on the high side. The Fabricator must include the value of "N" (amount of taper in ⅛" increments) in this mark.
Examples: N=0, (for 0" taper)
N=1, (for ⅛" taper)
N=2, (for ¼" taper)
(etc.)
Fabricated pad top surface slope must not vary from plan girder slope by more than $\left(\frac{0.0625"}{\text{Length or Dia}}\right)$ IN/IN.

(14) Substructure dimensions must satisfy the minimums provided to accommodate the elastomeric bearings shown on this standard.

(15) See sheet 3 of 3 for beveled plate use when slopes exceed 5 percent.

(16) If girder end is skewed for a girder conflict at an interior bent and a beveled sole plate is required, use bearing type for abutments at this location. Location of bearing centerline is to be set as for abutments in this case.

HL93 LOADING SHEET 2 OF 3

Texas Department of Transportation

Bridge Division Standard

ELASTOMERIC BEARING AND GIRDER END DETAILS

PRESTR CONCRETE I-GIRDERS

IGEB

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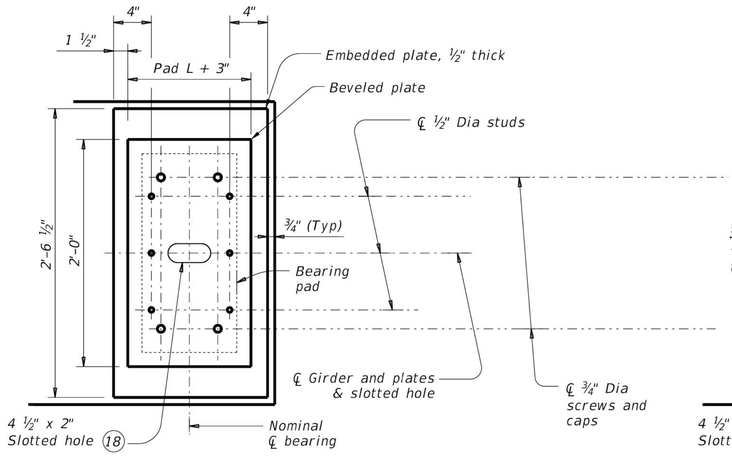
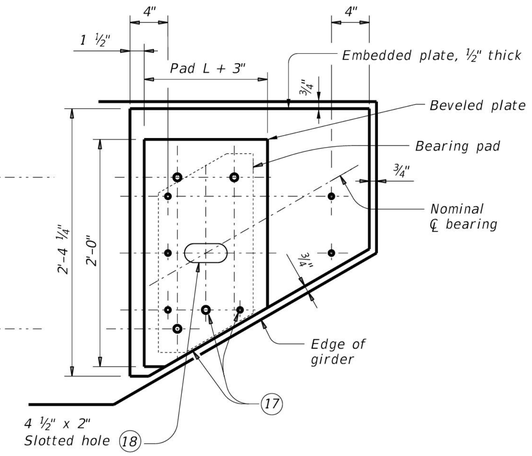
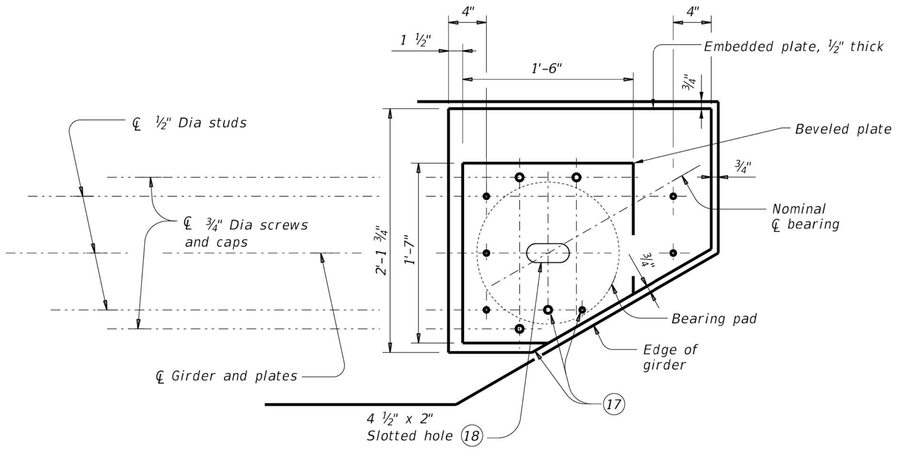


NORMAL GIRDER END
RECTANGULAR BEARING PAD

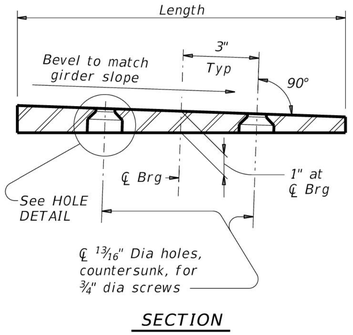


SKEWED GIRDER END
CLIPPED RECTANGULAR BEARING PAD

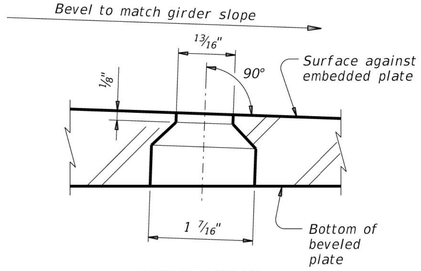


SKEWED GIRDER END
15" DIA BEARING PAD

PLAN VIEW OF SOLE PLATE DETAILS



SECTION



HOLE DETAIL

(17) Cut beveled and embedded plates to match girder end skew. Adjust location of screw and stud as shown when necessary.

(18) Slotted hole is required at doweled girder end locations.

SOLE PLATE NOTES:

Provide constant thickness elastomeric bearings with beveled and embedded steel sole plates in accordance with these details when the girder slope exceeds 5 percent or if otherwise required in the plans. Provide for all girders in the span.

On the shop drawings, dimension sole plates to the nearest 1/16" based on required thickness at centerline of bearing and slope of girder. Thickness tolerance variation from the approved shop drawings is 1/16"+/-, except variation from a plane parallel to the theoretical top surface can not exceed 1/16" total. Bearing surface tolerances listed in Item 424 apply to embedded and beveled plates.

Steel plate must conform to ASTM A36, A572 Gr 50, or A709 Gr 36 or Gr 50. Hot dip galvanize both the embedded plate and beveled sole plate after fabrication. Seal weld caps to embedded plate before galvanizing.

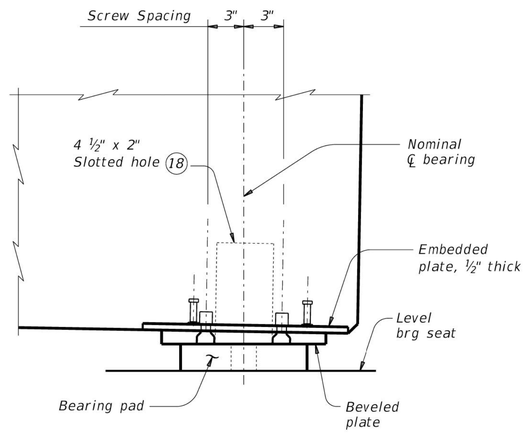
When determining if relocation of screw holes and studs are necessary for skewed girder ends, minimum clearance from screw or stud centerline to plate edge is 1.25".

Tap threads in the embedded plate only. Drill and tap prior to galvanizing.

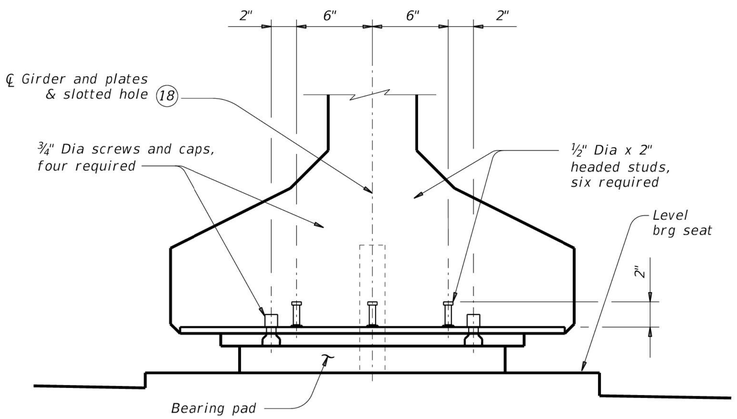
¾" Dia screws must be electroplated, socket flat head countersunk cap screws conforming to ASTM F835. Electroplating must conform to ASTM B633, SC 2, Type I. Provide screws long enough to maintain a ¾" minimum embedment into the embedded plate and galvanized cap. Provide galvanized steel caps (16 ga Min) with a nominal 1" inside diameter and deep enough to accommodate the screws, but not less than ½" deep or deeper than 1".

Install beveled sole plates prior to shipping girders. Installed screw heads must not protrude below the bottom of the beveled plate.

BEVELED PLATE DETAILS



SIDE ELEVATION



END ELEVATION
Showing normal girder end.

GIRDER DETAILS

HL93 LOADING

Texas Department of Transportation

Bridge Division Standard

ELASTOMERIC BEARING AND GIRDER END DETAILS

PRESTR CONCRETE I-GIRDERS

IGEB

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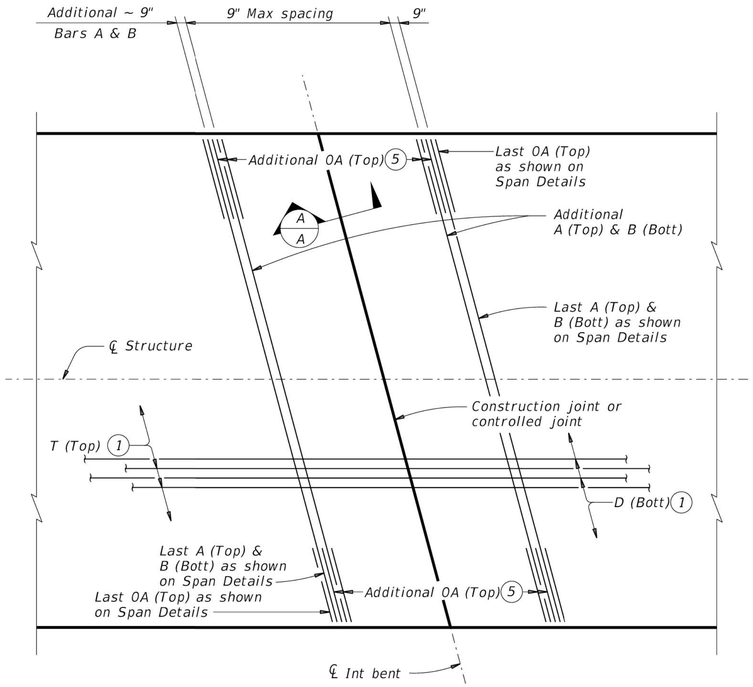
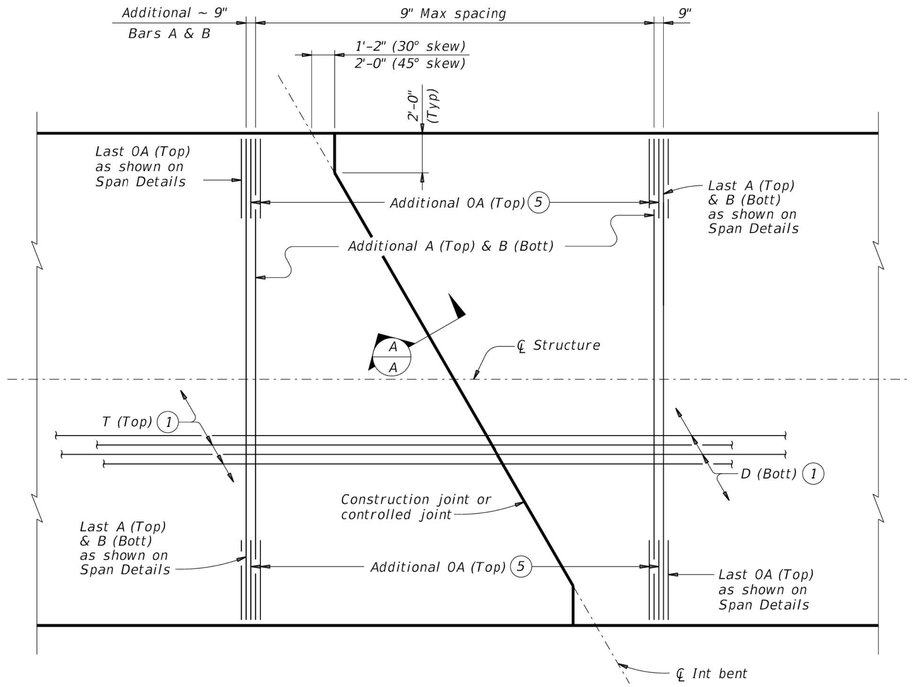


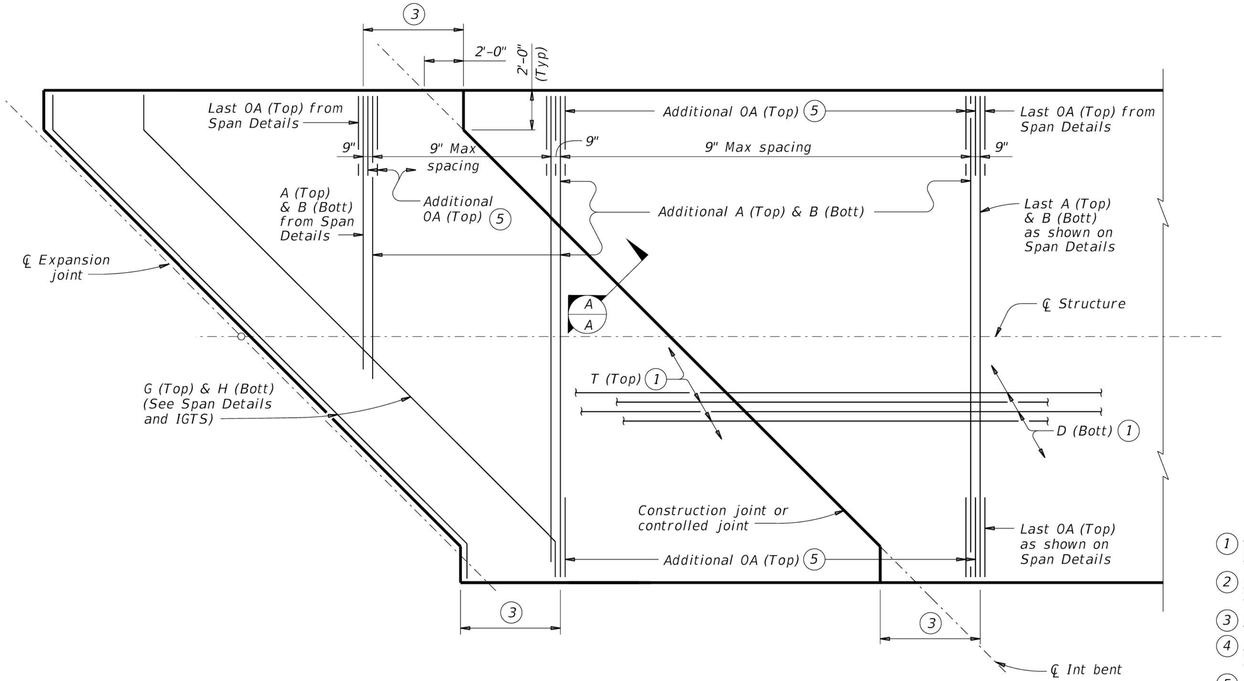
PLAN FOR 0° OR 15° SKEW

(Showing 15° skew)



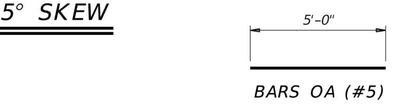
PLAN FOR 30° OR 45° SKEW

(Showing 30° skew)

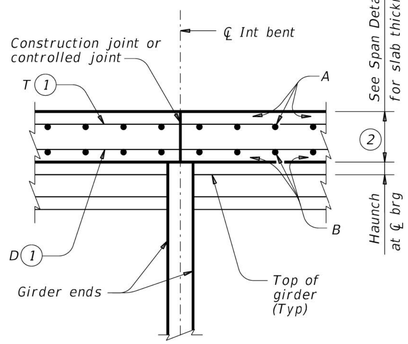


PLAN FOR 45° SKEW 4

(Showing short span condition.)



BARS OA (#5)



SECTION A-A

Bars 0A (Top) not shown for clarity.

TABLE OF 6 ALLOWABLE UNIT LENGTH	
Max Rdwy Grade, Percent	Unit Length Factor
0.00	4.1
1.00	3.9
2.00	3.7
3.00	3.5
4.00	3.3
5.00	3.1

Unit length must not exceed the length of the shortest end span times the Unit Length Factor shown in table or 400', whichever is less.

BAR TABLE	
BAR	SIZE
A	#4
B	#4
D	#4
T	#4
0A	#5

The details shown on this sheet are applicable for two and three span units comprised of the same girder type.
Units may be comprised of different span lengths. See "Table of Allowable Unit Length".

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

This standard is drawn showing right forward skew. See Bridge Layout for actual skew direction.

CONSTRUCTION NOTES:

Where multi-span units are indicated on the Bridge Layout, the thickened slab end details and reinforcement shown on IGTS standard (Bars AA, G, H, J, K, and M) and on the Span Details will be omitted where slabs are continuous over interior bents. At these locations, the slab details and reinforcement will be as shown on this sheet or on PCP standard (if using this option).

Thickened slab end reinforcement and details still apply at expansion joint locations (ends of units).

See Span Details for remainder of slab reinforcement and details.

MATERIAL NOTES:

Provide Grade 60 reinforcing steel.

Provide Class "S" concrete (f'_c = 4,000 psi). Provide Class "S" (HPC) if shown elsewhere on the plans.

Provide bar laps, where required, as follows:
Uncoated ~ #4 = 1'-7"
Epoxy Coated ~ #4 = 2'-5"

The details shown on this sheet are applicable for use only with the Prestressed Concrete I-Girder Standard Designs shown on standards IGSD-24, IGSD-28, IGSD-30, IGSD-32, IGSD-34, IGSD-38, IGSD-40 and IGSD-44.

HL93 LOADING

1 Top and bottom mats must be continuous through joint.

2 Maintain a constant slab thickness over the bent.

3 5'-4" as shown on Span Details.

4 Use these details when no full slab width bars A and B are shown on Span Details.

5 Bars 0A (Top) at 9" Max spacing between Bars A (Top).

6 Values in table assume a temperature change of 70° F after erection when calculating thermal movement in one direction (not total).

Texas Department of Transportation

Bridge Division Standard

CONTINUOUS SLAB DETAILS

PRESTR CONC I-GIRDER SPANS

IGCS

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REVISIONS 10-19: Added bubble note 6. 01-23: Added 34' Rdwy.	DIST	COUNTY		SHEET NO. S-18

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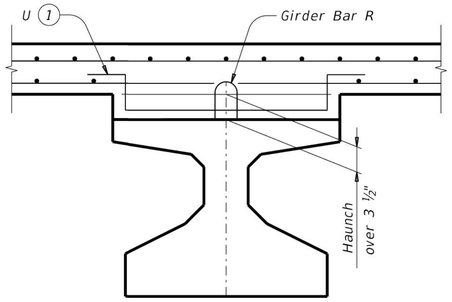
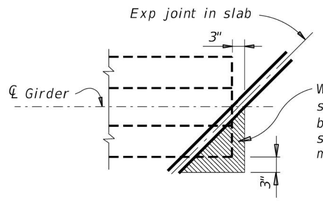
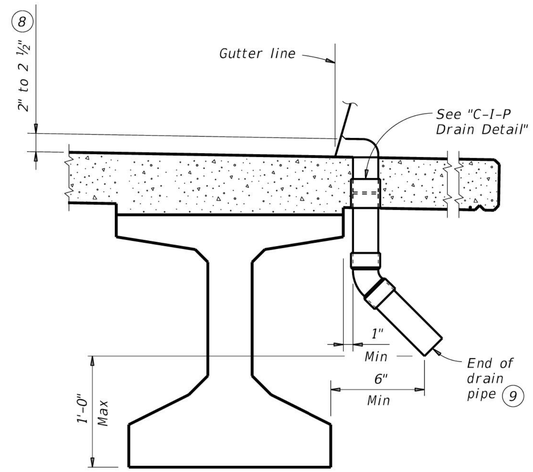


HAUNCH REINFORCING DETAIL

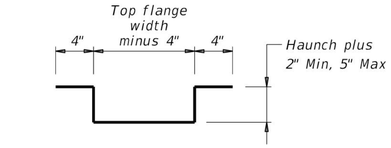


Where flanges project under slab of adjacent span, provide a minimum of ½" clearance between top of girder and bottom of adjacent slab. Polystyrene or other suitable compressible material may be used as a filler.

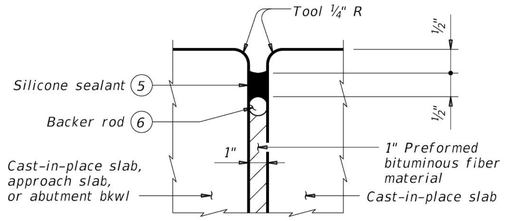
TREATMENT AT GIRDER END FOR SKEWED SPANS



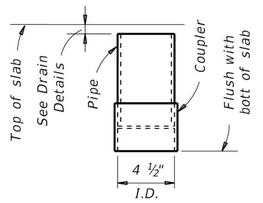
DRAIN DETAIL (10)



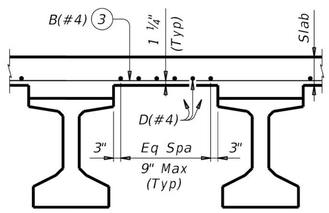
BARS U (#4)



TYPE A JOINT DETAIL (7)



C-I-P DRAIN DETAIL (2)



TYPICAL PART TRANSVERSE SLAB SECTION WITHOUT PCP (4)

Top reinforcing steel not shown for clarity.

(1) Space Bars U with girder Bars R in all areas where measured haunch exceeds 3 ½".

(2) Roughen outside of PVC with coarse rasp or equal to ensure bond with cast-in-place concrete.

(3) Bars B(#4) spaced at 9" Max with 2" end cover. Overhang option, Contractor's may end alternating bars B(#4) at centerline outside girder.

(4) Provide Grade 60 reinforcing steel. Provide bar laps, where required, as follows:
Uncoated ~ #4 = 1'-7"
Epoxy coated ~ #4 = 2'-5"

(5) Class 7 silicone sealant that conforms to DMS-6310. Install when ambient temperature is between 55°F and 85°F and rising. Engineer to determine allowable hours for sealant application.

(6) 1 ¼" backer rod must be compatible with joint sealant. Use of multiple pieces to create a backer rod cross section is not permitted. Top of backer rod must be convex as shown.

(7) The maximum distance between Type A expansion joints is 100'. See Bridge Layout for location of joints.

(8) Drain entrance formed in rail or sidewalk.

(9) Water may not be discharged onto girders.

(10) All drain pipe and fittings to be 4" diameter (Sch 40) PVC. See Item 481 "Pipe for Drains" for pipe, connections and solvent welding. Bend reinforcing steel to clear PVC 1". Drain length and location is as directed by the Engineer. Drains are not permitted over roadways or railways, or within 10'-0" of bent caps. Degrease outside of exposed PVC, apply acrylic water base primer, then coat with same surface finishing material as used for outside girder face. Variations of the above designs, as required for the type of rail used and its location on the structure, may be installed with the approval and direction of the Engineer.

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

Payment for Type A joint will be as per Item 454, "Bridge Expansion Joints."

All other items (reinforcing steel, drains, etc.) shown on this sheet are subsidiary to other bid items.

Cover dimensions are clear dimensions, unless noted otherwise.

Reinforcing bar dimensions shown are out-to-out of bar.

DECK FORMWORK NOTES:

Overhang bracket hangers are limited to a safe working load of 3,600 lbs, applied to and along the axis of a coil rod at 45 degrees from vertical, regardless of higher loads permitted by hanger manufacturers. Do not place a hanger less than 12" from girder end. Space hangers accordingly.

SHEET 1 OF 2

Texas Department of Transportation

Bridge Division Standard

MISCELLANEOUS SLAB DETAILS

PRESTR CONCRETE I-GIRDERS

IGMS

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10-19: Modified Note 7. Type A now a pay item.	DIST	COUNTY		SHEET NO.
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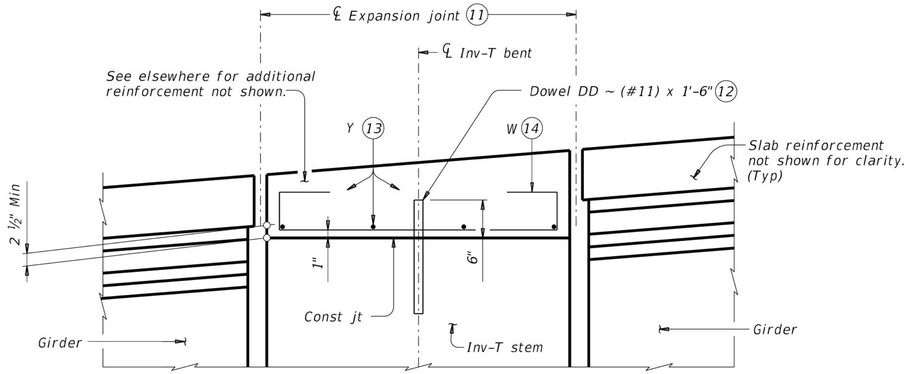
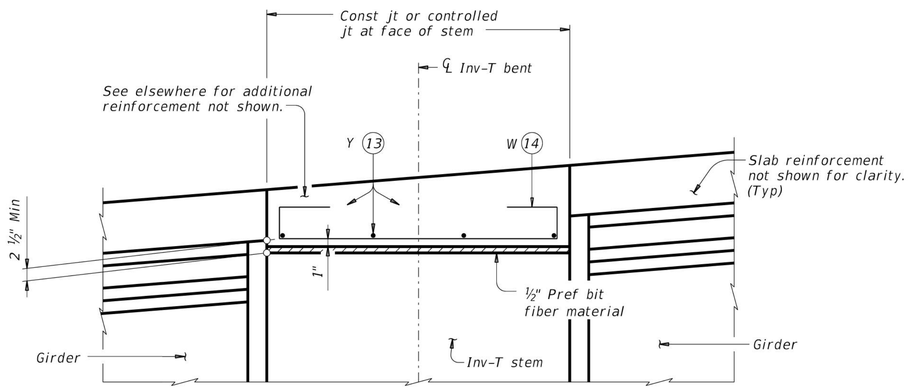
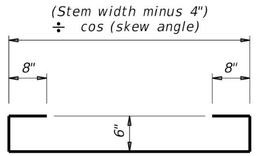


SHOWING EXPANSION JOINTS

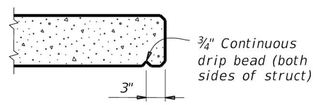


SHOWING CONST JTS OR CONTROLLED JTS

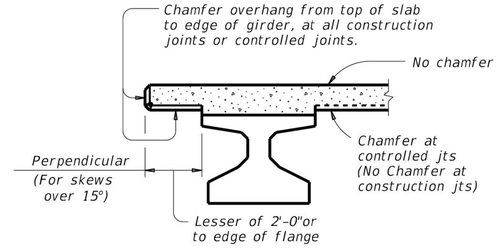
REINFORCEMENT OVER INV-T BENTS



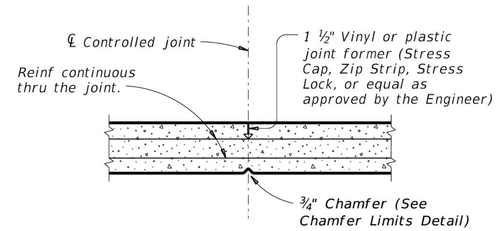
BARS W (#4)



DRIP BEAD DETAIL



CHAMFER LIMITS DETAIL (15)



CONTROLLED JOINT DETAIL

(Saw-cutting is not allowed)

(11) See Layout for joint type.

(12) Dowels DD (#11) spaced at 5 Ft Max. See Inv-T bents for quantity and location.

(13) Space Bars Y (#4) at 12" Max. Use 2" end cover. Number of Bars Y must satisfy spacing limit. Place parallel to bent.

(14) Space Bars W at 12" Max (3" from end of cap). Tilt if necessary to maintain cover requirements. Place parallel to longitudinal slab reinforcement.

(15) See Span details for type of joint and joint locations.

Texas Department of Transportation

Bridge Division Standard

MISCELLANEOUS SLAB DETAILS

PRESTR CONCRETE I-GIRDERS

IGMS

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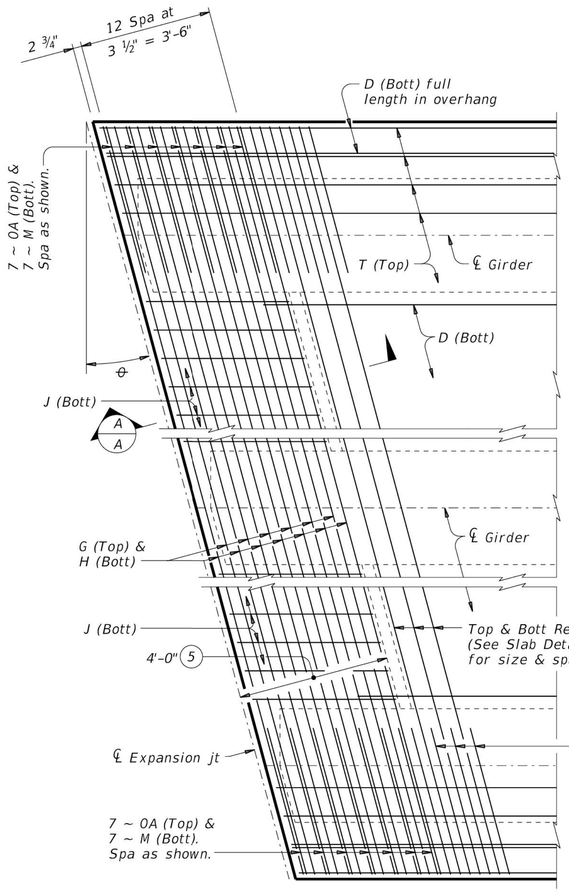
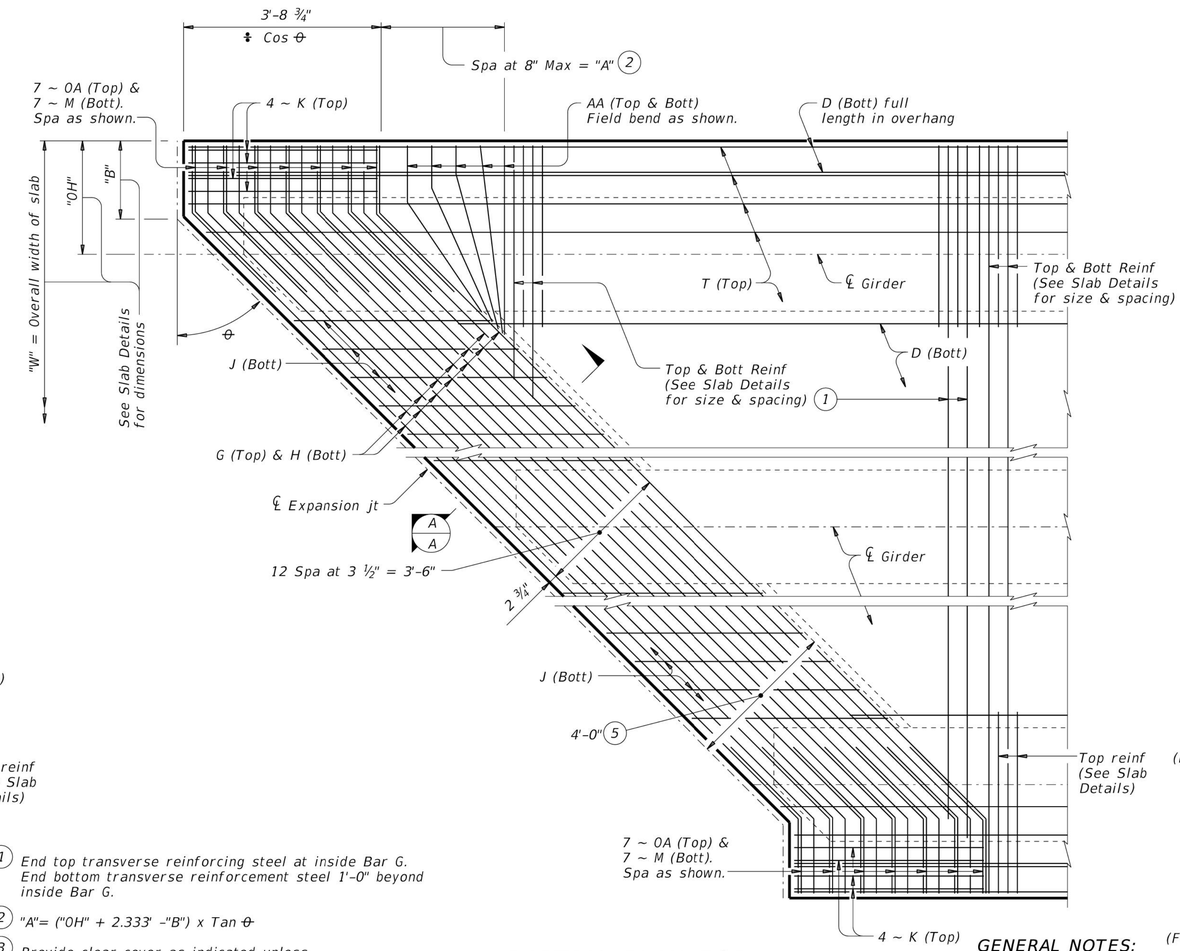
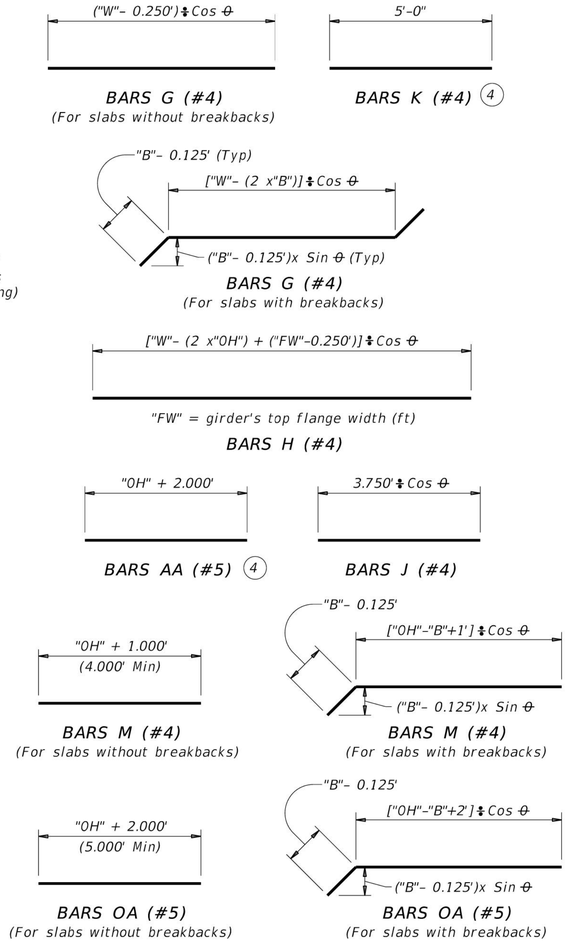


PARTIAL PLAN FOR SLABS WITHOUT BREAKBACK



PARTIAL PLAN FOR SLABS WITH BREAKBACK

1. End top transverse reinforcing steel at inside Bar G. End bottom transverse reinforcement steel 1'-0" beyond inside Bar G.
2. "A"= ("0H" + 2.333' -"B") x Tan θ
3. Provide clear cover as indicated unless otherwise shown on Span Details.
4. Only required on slabs with breakbacks.
5. Thickened slab end dimensioned perpendicular to face of bkwl, centerline interior bent or face of inverted-T stem.



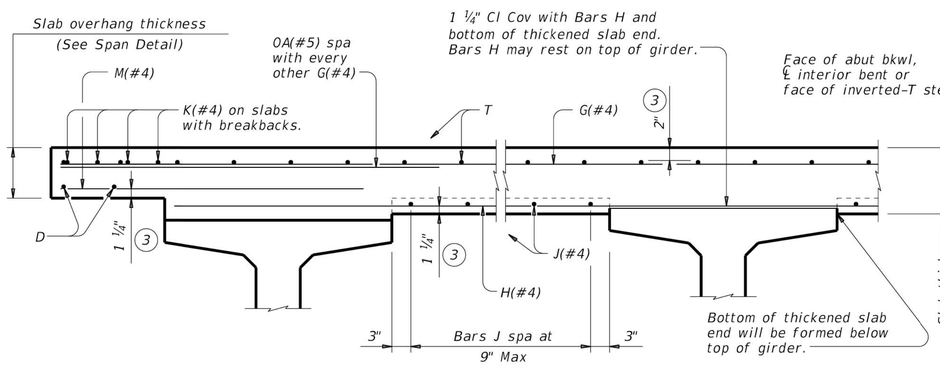
GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.
These details are restricted to Prestressed Concrete I-Girder Spans.
These details are to be used in conjunction with the Span Details and PCP standard (if prestressed concrete panels are used).
When Option 2 from PCP standard is used, provide Bars AA, G, K and OA in the slab.

MATERIAL NOTES:

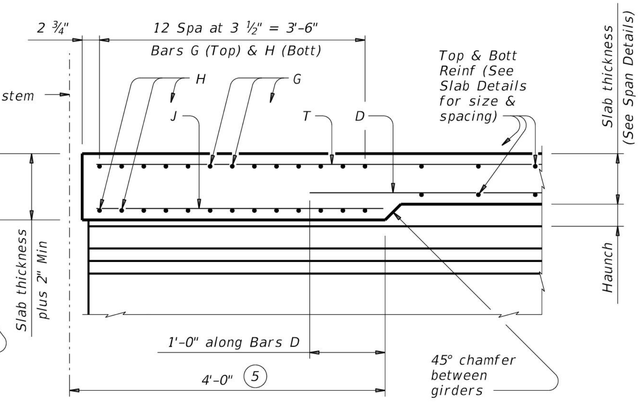
Provide Grade 60 reinforcing steel.
If slab reinforcing steel is shown on the Slab Details to be epoxy coated, then Bars AA, G, K, H, J, M and OA must be epoxy coated.
Provide bar laps, where required, as follows:
Uncoated ~ #4 = 1'-7"
Epoxy Coated ~ #4 = 2'-5"

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.



TYPICAL TRANSVERSE SECTION

(Showing Prestressed Conc I-Girders at ℄ Brg)



SECTION A-A

(Showing with 2" and more of haunch)

HL93 LOADING

Texas Department of Transportation

Bridge Division Standard

THICKENED SLAB END DETAILS

PRESTRESSED CONCRETE I-GIRDER SPANS

IGTS

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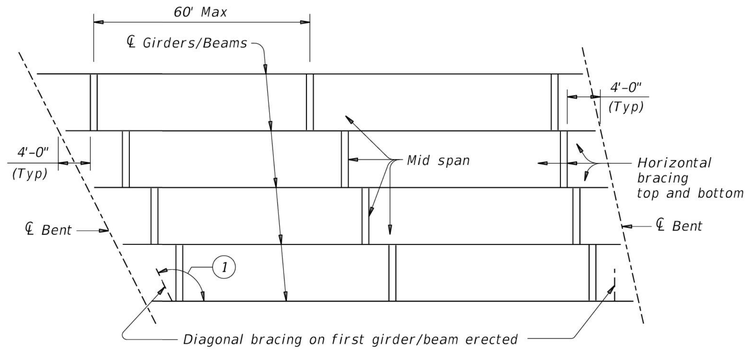
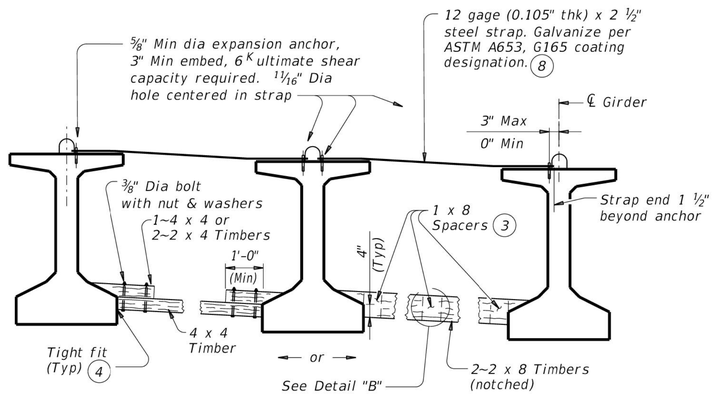
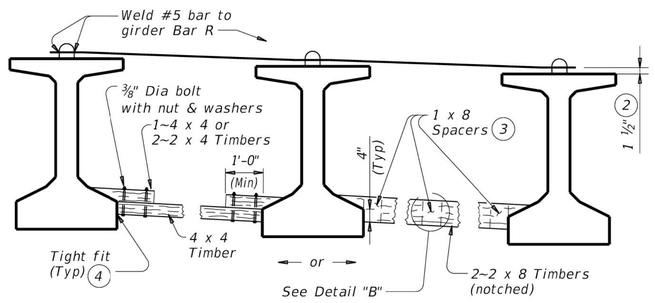


ERECTION BRACING



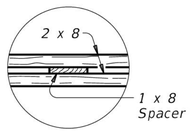
FOR ERECTION BRACING, OPTION 1

(This option is not allowed when slab is formed with PMDF or plywood.)



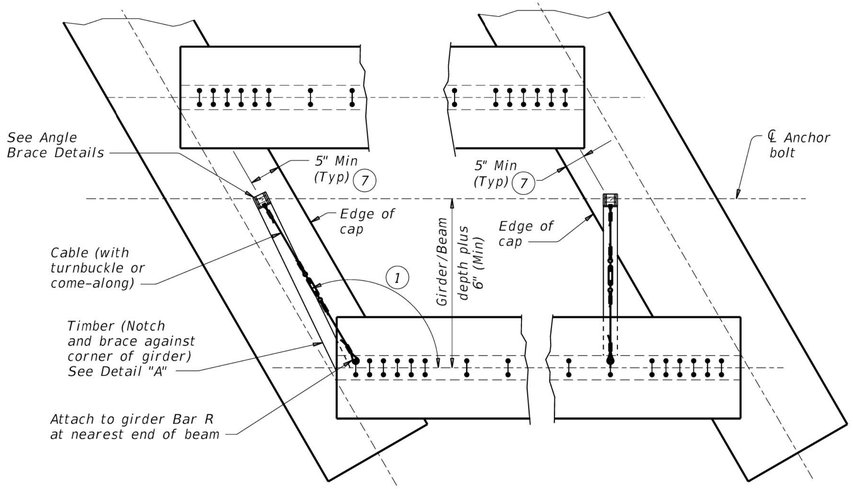
FOR ERECTION BRACING, OPTION 2

HORIZONTAL BRACING DETAILS 5

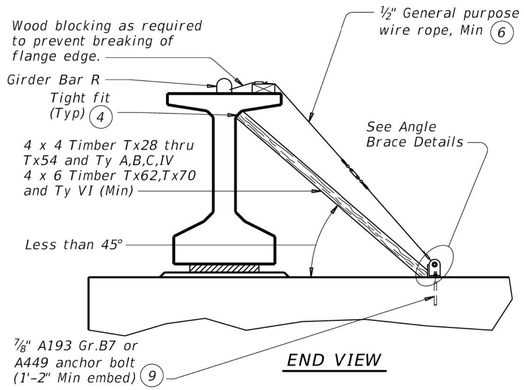


PLAN

DETAIL "B"



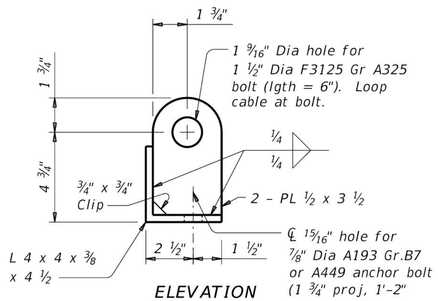
PLAN



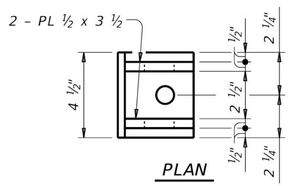
END VIEW

DIAGONAL BRACING DETAILS 5

(To be used on both ends of the first girder/beam erected in the span in each phase.)



ELEVATION



PLAN

ANGLE BRACE DETAILS

HAULING & ERECTION:

The Contractor's attention is directed to the possible lateral instability of prestressed concrete girders and beams over 130' long, especially during hauling and erection. The use of the following methods to improve stability is encouraged: Locate lifting devices at the maximum practical distance from girder ends; use external lateral stiffening devices during hauling and erection; lift with vertical lines using two machines; and take care in handling to minimize inertial and impact forces.

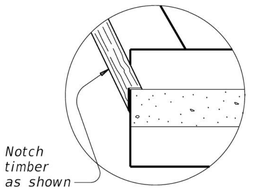
ERECTION BRACING:

Erection bracing details shown are considered the minimum for fulfilling the bracing requirements of Item 425.

Required erection bracing must be placed immediately after erection of each girder and remain in place until additional bracing as required for slab placement is in place. This standard is needed in all cases to meet requirements for Slab Placement Bracing.

PHASED CONSTRUCTION:

Place erection and slab placement bracing for all girders in a phase as shown in these details. For phases after first, also place erection and slab placement bracing between outer girder of completed phase and adjacent girder of current phase. When the phase construction joint is between girders, top bracing can be omitted.



DETAIL "A"

(1) If angle shown exceeds 120 degrees, move diagonal brace to other side of girder/beam and place square to girder/beam. This may prevent exterior girder from being erected first.

(2) Place and weld #5 bars as shown during erection. If forming deck with prestressed panels, bars can be temporarily removed, one at a time, during panel erection. Re-install bar prior to additional panel erection. Bars can rest on panels and be bent down and welded to girder Bars R (See Sheet 2 of 2).

(3) Clear distance between spacers must not exceed 3'. Nail together with 16d nails.

(4) Use wedges as necessary to obtain tight fit. Nail wedges to timbers.

(5) Pressure treated landscape timbers can not be used.

(6) All hardware used with cable must be able to develop a minimum 25 kips breaking strength. Use thimbles at all loops in cable. Install cable clamps with saddles bearing against the live end and U-bolts bearing aginst the dead end.

(7) It is acceptable to tie anchor bolts to cap reinforcement.

(8) Prior to installing, field bend strap to lay flush on both girders' top flange and slope between flange tips.

(9) Anchor bolt may be drilled and epoxied in place. Provide 25k minimum pullout. Core drill hole.

SHEET 1 OF 2

Texas Department of Transportation

Bridge Division Standard

MINIMUM ERECTION AND BRACING REQUIREMENTS

PRESTRESSED CONCRETE I-GIRDERS AND I-BEAMS

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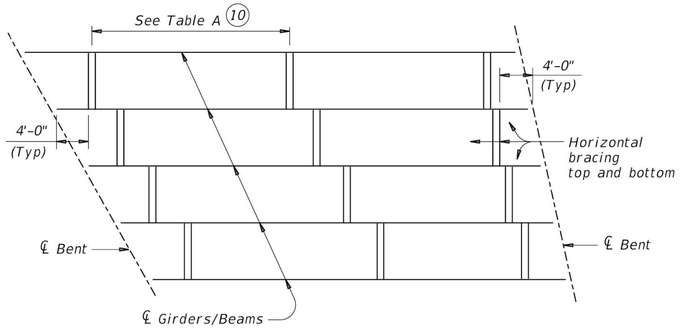


SLAB PLACEMENT BRACING

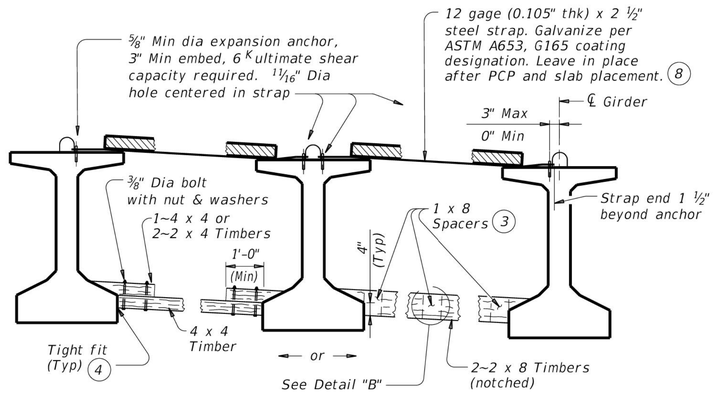
TABLE A

OPTION 1-RIGID BRACING (STEEL STRAP)

Girder or Beam Type	Maximum Bracing Spacing	
	Slab Overhang less than 4'-0" (11)	Slab Overhang 4'-0" and greater (11)
Tx28	¼ points	¼ points
Tx34	¼ points	¼ points
Tx40	¼ points	⅛ points
Tx46	¼ points	⅛ points
Tx54	¼ points	⅛ points
Tx62	¼ points	⅛ points
Tx70	¼ points	⅛ points
A	⅛ points	⅛ points
B	⅛ points	⅛ points
C	⅛ points	⅛ points
IV	¼ points	⅛ points
VI	¼ points	⅛ points

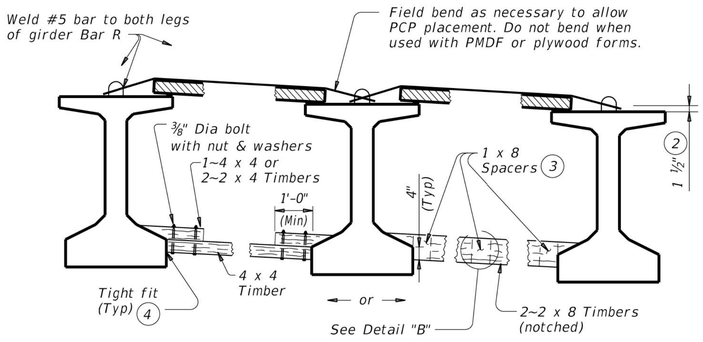
OPTION 2-FLEXIBLE BRACING (NO. 5 OVER PCP)

Girder or Beam Type	Maximum Bracing Spacing	
	Slab Overhang less than 4'-0" (11)	Slab Overhang 4'-0" and greater (11)
Tx28	¼ points	⅛ points
Tx34	¼ points	⅛ points
Tx40	¼ points	⅛ points
Tx46	¼ points	⅛ points
Tx54	¼ points	⅛ points
Tx62	¼ points	⅛ points
Tx70	¼ points	⅛ points
A	2.0 ft	1.5 ft
B	3.0 ft	2.0 ft
C	4.5 ft	2.0 ft
IV	¼ points	4.0 ft
VI	¼ points	4.0 ft



FOR SLAB PLACEMENT BRACING, OPTION 1 - RIGID

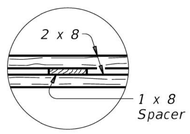
(Showing slab formed with PCP. This option is not allowed when slab is formed with PMDF or plywood.)



FOR SLAB PLACEMENT BRACING, OPTION 2 - FLEXIBLE

(Showing slab formed with PCP.)

HORIZONTAL BRACING DETAILS (5)



PLAN

DETAIL "B"

(2) Place and weld #5 bars as shown during erection. If forming deck with prestressed panels, bars can be temporarily removed, one at a time, during panel erection. Re-install bar prior to additional panel erection. Bars can rest on panels and be bent down and welded to girder Bars R.

(3) Clear distance between spacers must not exceed 3'. Nail together with 16d nails.

(4) Use wedges as necessary to obtain tight fit. Nail wedges to timbers.

(5) Pressure treated landscape timbers can not be used.

(8) Prior to installing, field bend strap to lay flush on both girders' top flange and slope between flange tips.

(10) Bracing spacing (¼ and ⅛ points) measured between first and last typical brace location.

(11) Measure slab overhang from centerline of girder or beam. When overhang varies in span, determine bracing spacing based on largest overhang.

SLAB PLACEMENT BRACING:

The details for slab placement bracing are considered minimum for fulfilling the requirements of Specification Items 422 and 425.

Required slab placement bracing must remain in place until slab concrete has attained a compressive strength of 3000 psi.

GENERAL NOTES:

Bracing details for spans longer than 150' are not provided. The Contractor must submit proposed bracing details for such conditions to the Engineer for approval prior to erection.

Systems equal to or better than those shown may be used provided details of such systems are submitted to and approved by the Engineer prior to erection.

Use of these systems or details does not relieve the Contractor of the responsibility for the adequacy of the bracing and the safety of the structure.

Removal of bracing for short periods of time to align girders and beams is permissible.

All turn-buckles, come-alongs, anchors and other connections must be capable of developing the full strength of the cable shown.

Furnish anchor bolts and nuts in accordance with Item 449, "Anchor Bolts".

Texas Department of Transportation

Bridge Division Standard

MINIMUM ERECTION AND BRACING REQUIREMENTS

PRESTRESSED CONCRETE I-GIRDERS AND I-BEAMS

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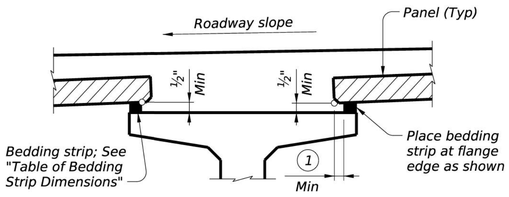
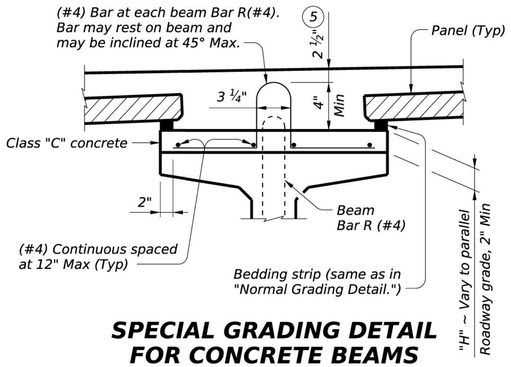


NORMAL GRADING DETAIL (3)

Showing prestressed concrete I-girders.
(Other beam types similar)



SPECIAL GRADING DETAIL FOR CONCRETE BEAMS

Showing prestressed concrete I-girders.
(Other beam types similar)

TABLE OF BEDDING STRIP DIMENSIONS		
WIDTH	HEIGHT (4)	
	Min	Max
1" (Min)	½"	2"
1 ¼"	½"	2 ½"
1 ½"	½"	3"
1 ¾"	½"	3 ½"
2"	½"	4"
2 ¼"	½"	4 ½" (2)
2 ½"	½"	5" (2)
2 ¾"	½"	5 ½" (2)
3" (Max)	½"	6" (2)

(1) 2" Min for I-girders, 1 ½" Min for all other beam types.

(2) Allowed for prestressed concrete I-girders, not allowed on other beam types.

(3) To reduce the quantity of cast-in-place concrete, bedding strip thickness may be increased in ¼" increments. Bedding strips must be comprised of one layer. Bond bedding strips to the beams with an adhesive compatible with bedding strips. Bedding strips over 2.5" high may need to be bonded to panels. The same thickness strip must be used under any one panel edge and the maximum change in thickness between adjacent panels is ¼". Alternatively, bedding strips may be cut to grade. Panels may be supported by an alternate method, using a commercial product, if approved by the Engineer of Bridge Design, Bridge Division. If bedding strips exceed 6" high for I-Girders, 4" high for all other beam types, use "Special Grading Detail for Concrete Beams" or submit an alternate method to the Bridge Division for approval.

(4) Height must not exceed twice the width.

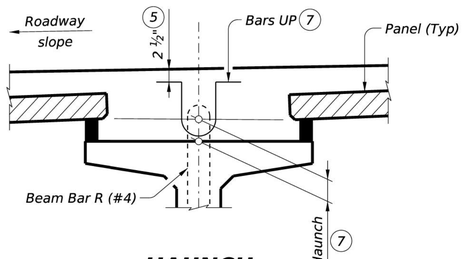
(5) Provide clear cover as indicated unless otherwise shown on span details.

(6) See span details and thickened slab end details for top slab reinforcement and clear cover. Longitudinal top slab reinforcement may rest on top of prestressed concrete panels if necessary to maintain clear cover.

(7) Space Bars UP(#4) with Beam Bars R(#4) in all areas where measured haunch exceeds 3 ½" with I-girders, and 3" for all other beam types. Incline Bars UP as needed to maintain clear cover (45° Max). Epoxy coating for Bars UP is not required.

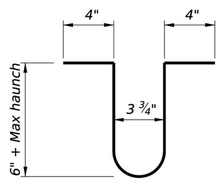
(8) Do not locate construction joints on top of a panel.

(9) Butt adjacent bedding strips together with adhesive. Cut v-notches, approximately ¼" deep, in the top of the bedding strips at 8' o.c..

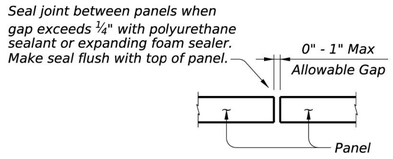


HAUNCH REINFORCING DETAIL

Showing prestressed concrete I-girders.
(Other beam types similar)

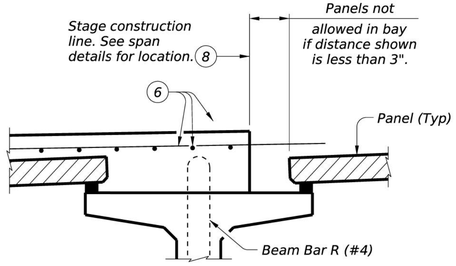


BARS UP (#4) (7)

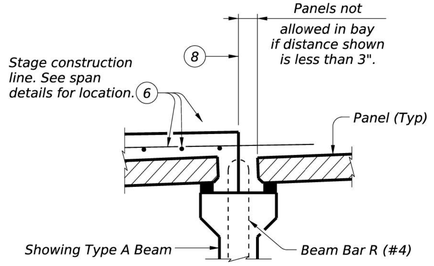


PANEL JOINTS

(Panel reinforcing not shown for clarity.
The gap cannot be considered as a panel fabrication tolerance. Adjust panel placement to minimize joint openings.)



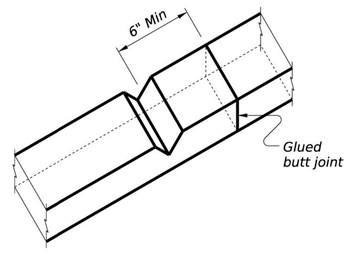
PRESTR CONC I-GIRDERS



PRESTR CONC I-BEAMS

STAGE CONSTRUCTION LIMITATIONS

(Other beam types similar)



BEDDING STRIP DETAIL (9)

CONSTRUCTION NOTES:

Erected panels must bear uniformly on bedding strips of extruded polystyrene placed along top flange edges.

Placing panels to minimize joint openings is recommended.

If additional blocking is needed, special grading details for supporting the panels and extra reinforcing between beam and slab will be considered subsidiary to deck construction.

Bars U, shown on PCP-FAB, may be bent over or cut off if necessary.

Care must be taken to ensure proper cleaning of construction debris and consolidation of concrete material under the edges of the panels. Bedding strips must be placed at beam flange edges so that adequate space is provided for the mortar to flow a minimum of 1 ½" under the panels as the slab concrete is placed.

To allow the proper amount of mortar to flow between beam and panel, the minimum vertical opening must be at least ½". Roadway cross-slope reduces the opening available for entry of the mortar. Bedding strips varying in thickness across the beam are therefore required.

For clear span between U-beams less than or equal to 18", see Permissible Slab Forming Detail on Miscellaneous Slab Detail (UBMS) standard sheet.

MATERIAL NOTES:

Provide Grade 60 reinforcing steel in the cast-in-place slab. See "Table of Reinforcing Steel" for size and spacing of reinforcement.

If the top and bottom layer of reinforcing steel is shown on the span details to be epoxy coated, then the D, E, P, & Z bars must be epoxy coated.

Provide bar Laps, where required, as follows:

Uncoated	~ #4 = 1'-7"
Epoxy Coated	~ #4 = 2'-5"

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

Panel placement may follow either Option 1 or Option 2 except Option 1 must be used if the skew exceeds 45 degrees.

Use of prestressed concrete panels is not permitted for horizontally curved steel plate or tub girders. See span details for other possible restrictions on their use.

These details are to be used in conjunction with the span details, Prestressed Concrete Panel Fabrication Details (PCP-FAB) standard and other applicable standard drawings.

When panel support (bedding strips) deviates from what is shown herein, provide details signed and sealed by a professional Engineer.

Any additional reinforcement or concrete required on this standard is considered subsidiary to the bid Item "Reinforced Concrete Slab."

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

HL93 LOADING **SHEET 1 OF 4**

Texas Department of Transportation

Bridge Division Standard

PRESTRESSED CONCRETE PANELS
DECK DETAILS

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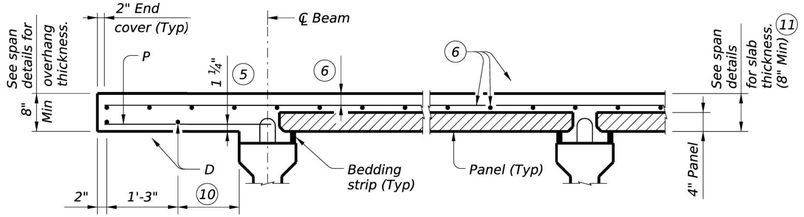
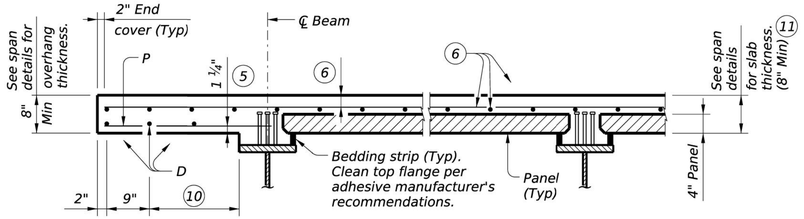
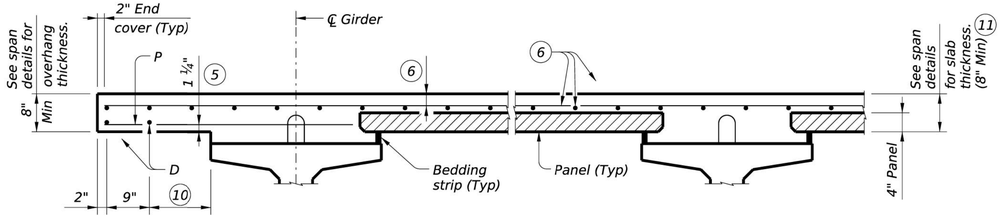


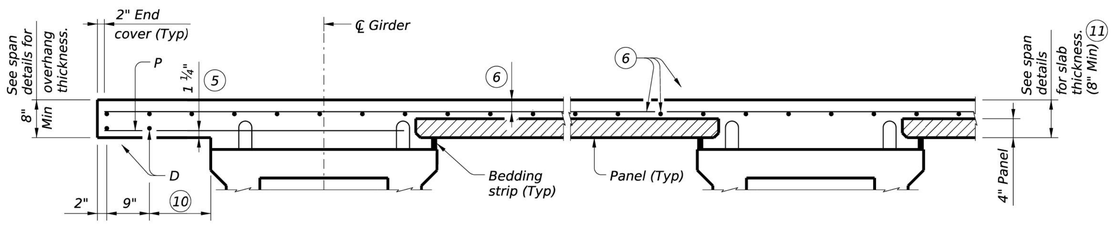
PRESTRESSED CONCRETE I-BEAMS



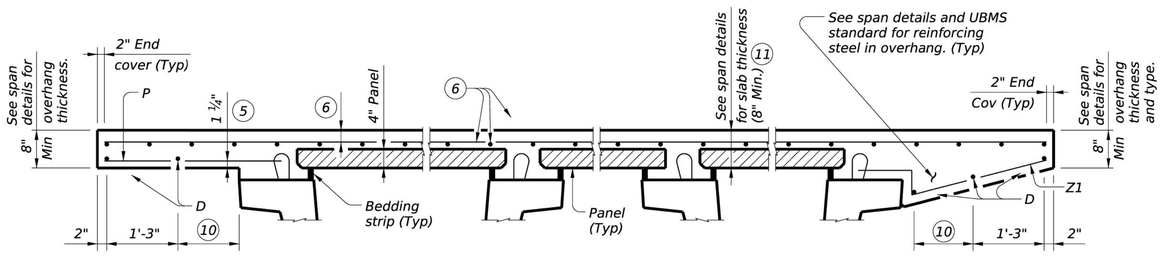
STEEL BEAMS (13)



PRESTRESSED CONCRETE I-GIRDERS



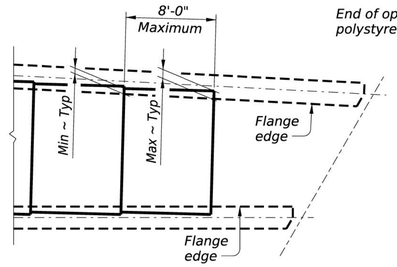
PRESTRESSED CONCRETE X-BEAMS



NORMAL OVERHANG WITH PRESTR CONC U-BEAMS

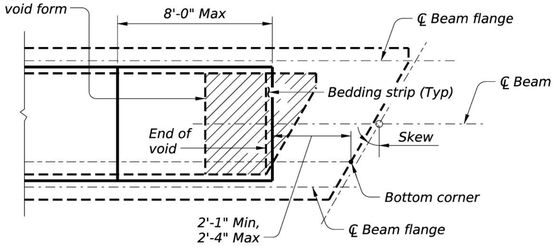
SLOPED OVERHANG WITH PRESTR CONC U-BEAMS

TYPICAL PART TRANSVERSE SECTIONS



FLARED BEAMS OR GIRDERS

See PCP-FAB standard for Min and Max dimensions based on beam/girder type.



OVER CONCRETE U-BEAMS

PART PLANS OF PANEL PLACEMENT

(5) *Provide clear cover as indicated unless otherwise shown on span details.*

(6) *See span details and thickened slab end details for top slab reinforcement and clear cover. Transverse top slab reinforcement may rest on top of prestressed concrete panels if necessary to maintain clear cover.*

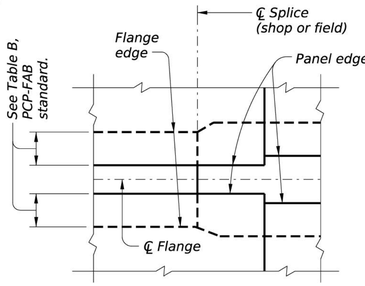
(9) *Butt adjacent bedding strips together with adhesive. Cut v-notches, approx ¼" deep, in the top of the bedding strips at 8' o.c..*

(10) *Equally space additional bar if more than 1'-3" Max.*

(11) *The actual thickness constructed may exceed the slab thickness shown on the span details but the extra thickness may be no more than 2" (1" for prestressed concrete U-beams and steel beams). Bearing seat elevations or finished grade may be adjusted.*

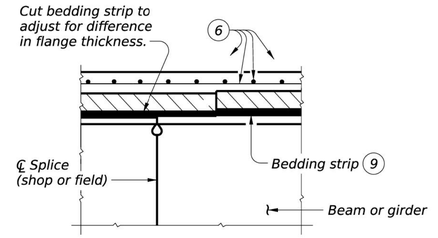
(12) *Field adjust Bars Z1(#4) to match actual slope of slab overhangs. Width of slab overhang will vary along span with curved slab edges. Adjust Bar Z1(#4) dimensions to maintain proper cover. Bars Z2(#4) are located at Inverted-Tee stems only.*

(13) *Panels are allowed over top tension flanges, as approved by the Engineer. See Span Details for additional top mat reinforcement required in tension zones. Location of concrete placement sequence boundaries and bolted field splices should be considered by the contractor in determining panel limits.*



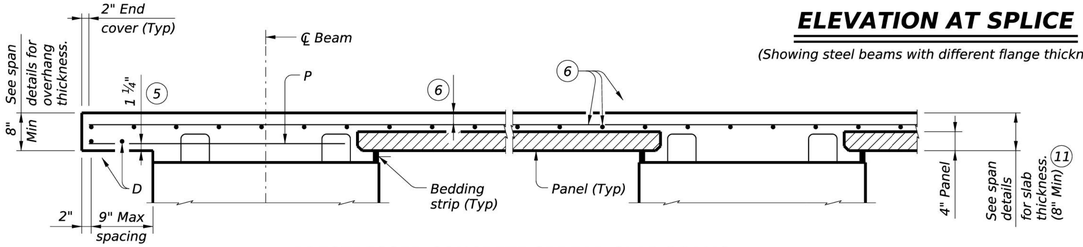
PLAN AT SPLICE

(Showing steel beams with flange width transition.)



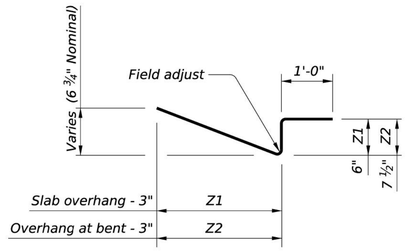
ELEVATION AT SPLICE

(Showing steel beams with different flange thickness.)



PRESTRESSED CONCRETE SPREAD SLAB BEAMS

Bars P over exterior beams are still required when no overhang is used. In this case, only one Bar D, 2" from slab edge, is required.



BARS Z (#4) (12)

HL93 LOADING

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PRESTRESSED CONCRETE PANELS
DECK DETAILS

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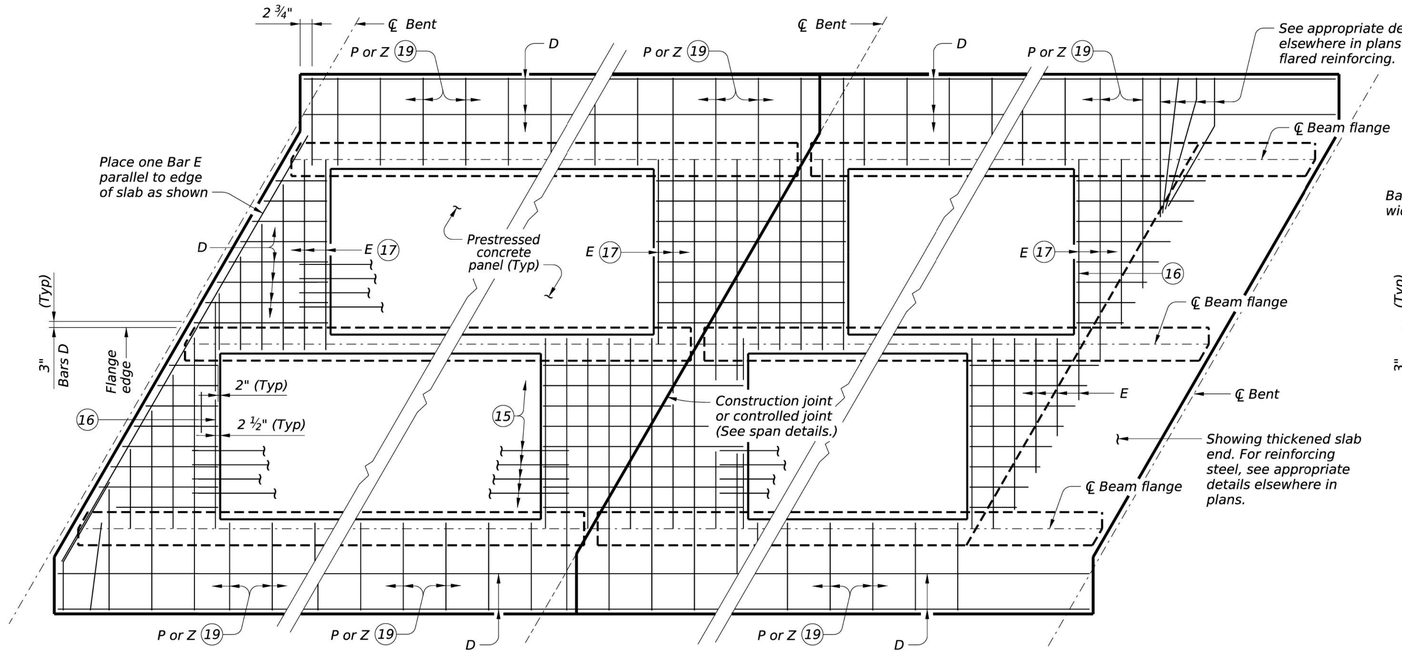
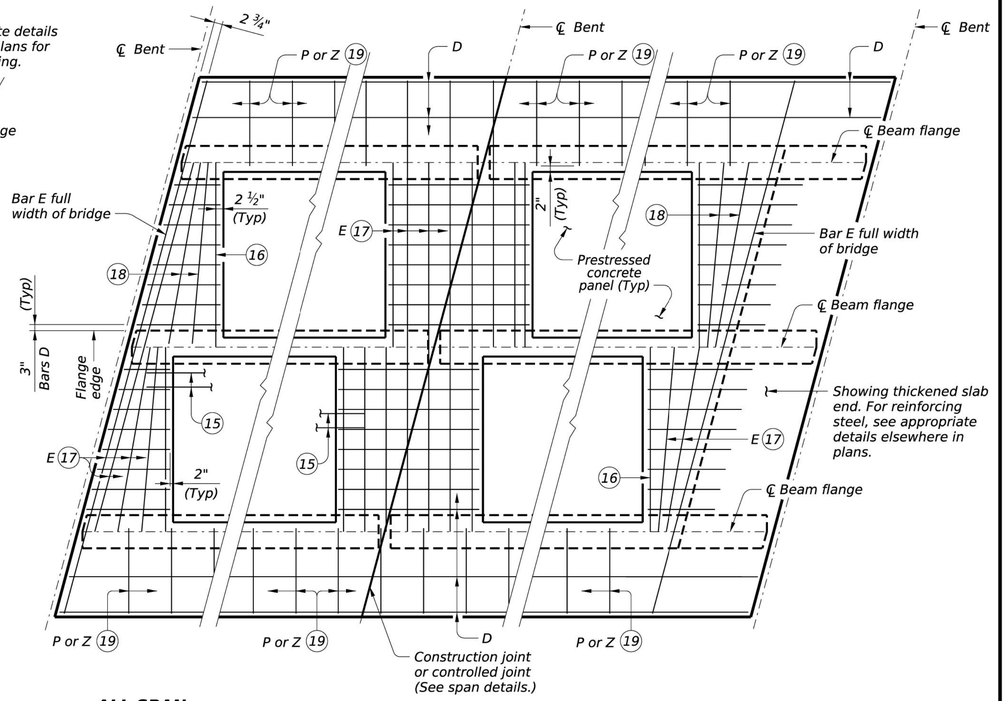


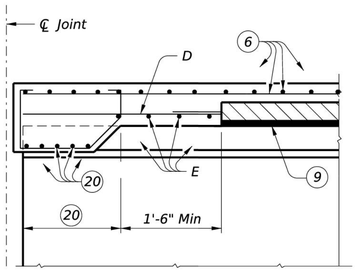
ALL SPAN ENDS UNLESS NOTED OTHERWISE | **INTERIOR BENTS** | **THICKENED END SLABS**

OPTION 1 ~ PLAN OF SLABS WITH NORMAL REINFORCEMENT

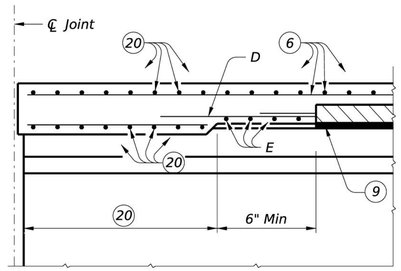


ALL SPAN ENDS UNLESS NOTED OTHERWISE | **INTERIOR BENTS** | **THICKENED END SLABS**

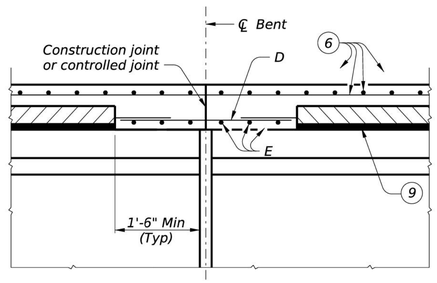
OPTION 1 ~ PLAN OF SLABS WITH SKEWED REINFORCEMENT



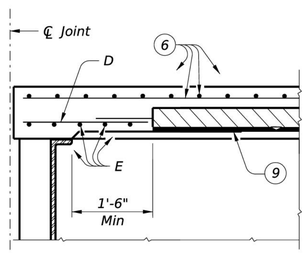
THICKENED SLAB ENDS FOR PRESTR CONCRETE U-BEAMS



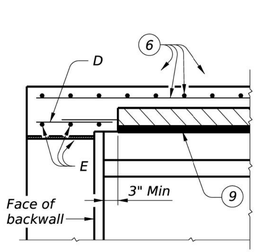
THICKENED SLAB ENDS FOR PRESTR CONCRETE I-BEAMS AND STEEL BEAMS



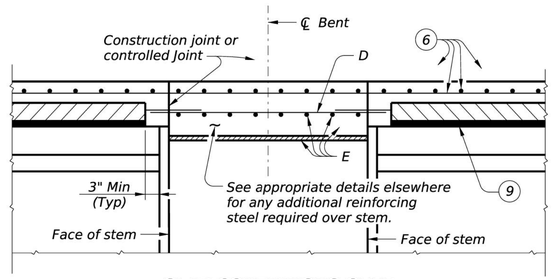
SLAB CONTINUOUS OVER CONVENTIONAL INTERIOR BENTS FOR ALL SIMPLE SPAN BEAMS



CONVENTIONAL END DIAPHRAGMS FOR STEEL BEAMS



SLAB OVER ABUTMENT BACKWALL FOR ALL BEAMS



SLAB CONTINUOUS OVER INVERTED-T BENTS FOR ALL BEAMS

OPTION 1 ~ ELEVATIONS AT BEAM ENDS

(6) See span details and thickened slab end details for top slab reinforcement and clear cover. Transverse top slab reinforcement may rest on top of prestressed concrete panels if necessary to maintain clear cover.

(9) Butt adjacent bedding strips together with adhesive. Cut v-notches, approx ¼" deep, in the top of the bedding strips at 8' o.c.

(14) Max spacing as listed unless otherwise shown.

(15) At connection with cast-in-place slab, extend longitudinal panel reinforcement. See PCP-FAB for details.

(16) Maintain one Bar E(#4) parallel to panel ends (Typ).

(17) Bars E(#4) not continuous over beam flanges must overlap beam flange 6" Min.

(18) Add flared Bars E(#4) (Min Spa = 6", Max Spa = 12") as required at panel ends.

(19) Where possible, Bars E(#4) may be extended into overhangs to replace Bars P(#4). Bars Z(#4) are required for sloped overhangs with U-Beams.

(20) See appropriate thickened slab end details for reinforcing and limits of thickened slab end.

TABLE OF REINFORCING STEEL (14)

BAR	SIZE	Max Spa (in.)
D	#4	9
E	#4	9
P	#4	18
UP	#4	~
Z	#4	18

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Texas Department of Transportation | Bridge Division Standard

PRESTRESSED CONCRETE PANELS
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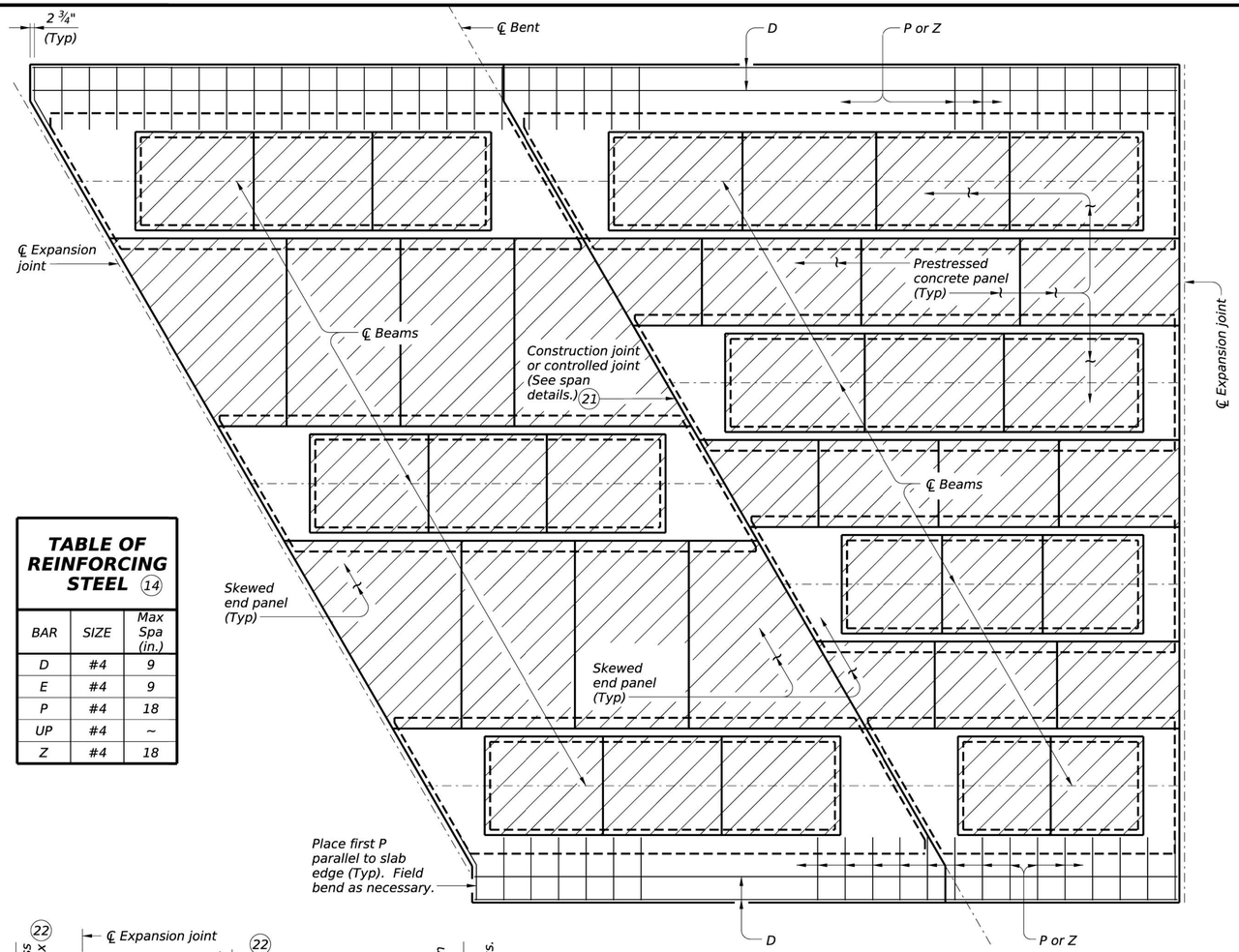
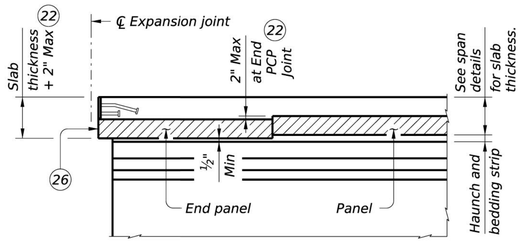


OPTION 2 ~ PLAN OF SLAB

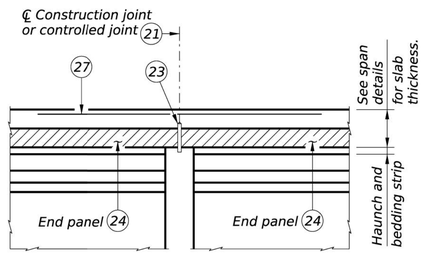
(Showing U-beams; other beams similar)

TABLE OF REINFORCING STEEL (14)		
BAR	SIZE	Max Spa (in.)
D	#4	9
E	#4	9
P	#4	18
UP	#4	~
Z	#4	18



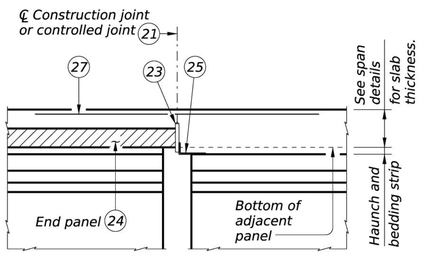
JOINTS (BETWEEN BEAMS/GIRDERS OR AT INV-T STEM)

For SEJ-B, SEJ-M, SEJ-S(O), AJ, and Type A expansion joints only.



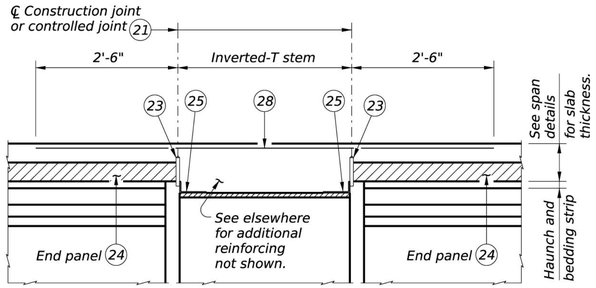
CONVENTIONAL INTERIOR BENT

Panel against panel between beams/girders.



CONVENTIONAL INTERIOR BENT

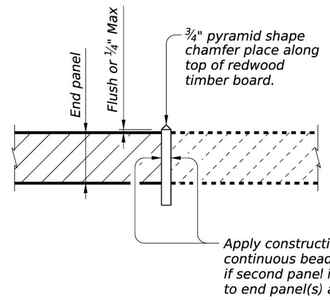
Panel against beam/girder end in adjacent span.



INVERTED-T BENT

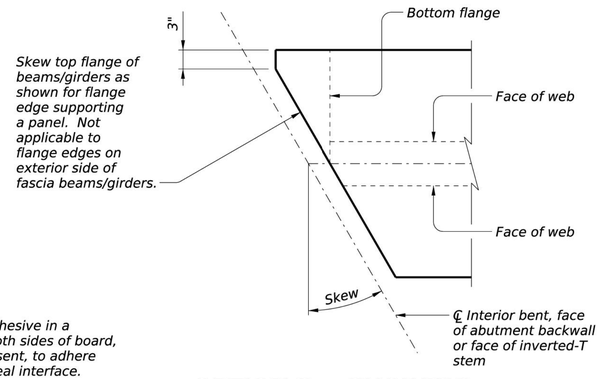
Panels against inverted-T stem

OPTION 2 ~ ELEVATIONS AT BEAM ENDS (6)



ELEVATION EXAMPLE OF END PANEL AND TIMBER BOARD (23)

See "Option 2 ~ Elevation At Beam Ends."



OPTION 2 ~ SHOWING MODIFICATION TO BEAM/GIRDER TOP FLANGE FOR SKEWS OVER 5°

Showing I-beam/I-girder; U-beams and steel beams similar.

(6) See span details and thickened slab end details for top slab reinforcement and clear cover. Transverse top slab reinforcement may rest on top of prestressed concrete panels if necessary to maintain clear cover.

(14) Max spacing as listed unless otherwise shown.

(21) 1 ½" Vinyl or plastic joint former at controlled joints (Stress Cap, Zip Strip, Stress Lock, or equal as approved by the Engineer.)

(22) End panel may be set up to 2" lower to accommodate expansion joint hardware, provided bedding strip is not less than ½" thick.

(23) ¾" thick redwood timber board, leave in place. Redwood timber board placed flush with top of panel or within ¼" Max above panel. Place ¾" pyramid shape chamfer along top of timber board. See "Elevation Example of End Panel and Timber Board." Place straight, within ¼" of centerline of bent or face of inverted-T, across bridge width and end board at exterior flange edge of fascia beams/girders. Do not extend into overhang.

(24) Place panel within ½" of ¾" thick board.

(25) Permanent galvanized steel sheet form. Removable formwork is acceptable.

(26) Place end panel within ½" of expansion joint opening. End panel cannot encroach on required expansion joint opening.

(27) Place additional (#4) bar 5'-0" in length between every slab Bars T. Center (#4) bar on Joint.

(28) Place additional (#4) bar continuous 2'-6" beyond each side of inverted-T stem between every slab Bars T.

SPECIAL OPTION 2 CONSTRUCTION NOTES:

When Option 2 is chosen bottom mat of thickened end slab reinforcing is not required. Use the same top mat as shown on the thickened slab end details sheet.

Placing panels adjacent to expansion joints and bent centerlines prior to completing interior panel placement is recommended. Saw cutting panels to fit is acceptable when approved by the Engineer. Minimum distance from a saw cut edge to a panel strand is 1 ½".

Do not extend the longitudinal panel reinforcement into the cast-in-place slab.

Top flanges of beams and girders on skewed bridges must be modified as shown on this drawing. The Contractor is responsible for coordinating this modification with the beam fabricator prior to submitting shop drawings for approval.

Fabricator may optionally skew the whole end. When electing to skew whole end, girder end details and bearing type at conventional interior bent must be changed to use condition at abutment. Fabricator must coordinate change in bearing type, bearing centerline location, and dowel location with Engineer and Contractor. Show appropriate changes on girder and bearing shop drawings.

Bending of anchor studs of expansion joints shown on shown on Armor Joint Details (AJ) and Sealed Expansion Joint Type B (SEJ-B), Type M (SEJ-M), and Type S (SEJ-S(O)) standards is permissible if necessary to clear top of end panels The Contractor is responsible for coordinating modifications with the joint fabricator. Submit shop drawings for approval when modifications to expansion joint hardware are made.

Bedding strips under skewed end panels must conform to the requirements of Item 422 except their minimum compressive strength must be 60 psi.

Provide Bars AA, G, K and OA from Thickened Slab End Details Predtressed Concrete I-Girder Spans (IGTS) standard in the slab.

HL93 LOADING **SHEET 4 OF 4**

Texas Department of Transportation

Bridge Division Standard

PRESTRESSED CONCRETE PANELS
DECK DETAILS

PCP

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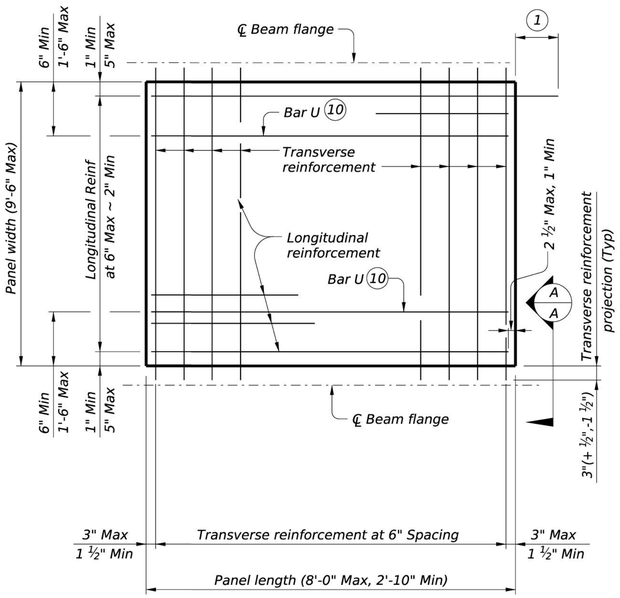
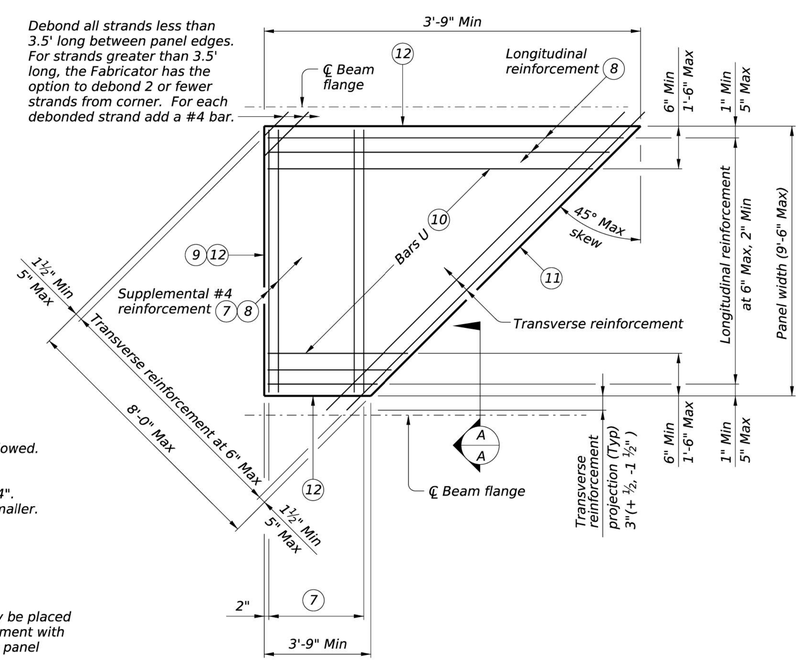


TYPICAL NON-SKEWED PANEL PLAN

1. At connection with cast-in-place slab, extend longitudinal panel reinforcement 1'-0" (+2",-0") past panel end. Alternatively, provide (#3) x 2'-0" dowels at 6" Max Spacing and extend dowels 1'-0" past panel end.
2. Four loops required per panel.
3. Four loops required per panel. ⅜" or ½" strands may be used.
4. Normal dimensions must be used on spans with parallel beams. Maximum and Minimum dimensions apply only to spans with flared beams.
5. See Normal Grading Detail on PCP standard for lap requirements and bedding strip dimensions. Some laps shown in tables cannot utilize all bedding strip widths.
6. One Splice allowed per panel. No more than two sheets of WWR are allowed.
7. Provide (#4) bars under transverse reinforcement, 10 Spaces at 4" = 3'-4". Omit for 5 degree (1:12) skew and smaller.
8. End Cover 2 ½" Max, 1" Min.
9. Recess strands on indicated panel edge in accordance with Item 424.
10. At the fabricator's option, Bars U may be placed parallel to transverse panel reinforcement with horizontal legs in plane of transverse panel reinforcement.
11. Use length of indicated panel edge as panel width for purpose of determining type of transverse reinforcement.
12. Timber form work permissible this edge.

Debond all strands less than 3.5' long between panel edges. For strands greater than 3.5' long, the Fabricator has the option to debond 2 or fewer strands from corner. For each debonded strand add a #4 bar.



TYPICAL SKEWED END PANEL PLAN

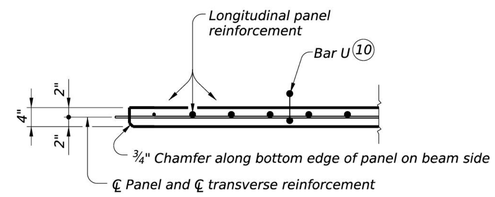
(Only to be used with details shown elsewhere in the plans.)

TABLE A (4)(5)

Beam Type	Normal (In.)	Min (In.)	Max (In.)
A	3	2 ½	3 ½
B	3	2 ½	3 ½
C	4	3	4 ½
IV	6	4	7 ½
VI	6 ½	4 ½	8 ½
U40 - 54	5 ½	5 ½	7
Tx28-70	6	5	7 ½
XB20 - 40	4	3	4 ½
XSB12 - 15	4	3	4 ½

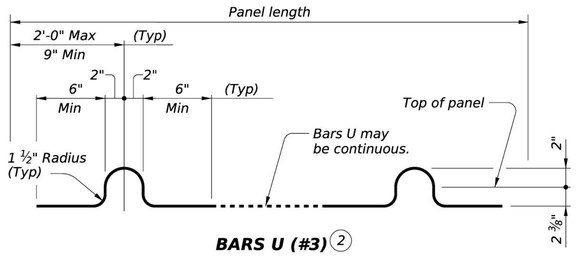
TABLE B (4)(5)

Top Flange Width	Normal (In.)	Min (In.)	Max (In.)
11" to 12"	2 ¾	2 ½	2 ¾
Over 12" to 15"	3 ¼	3	3 ¼
Over 15" to 18"	4	3	4 ¾
Over 18"	5	3 ½	6 ¼

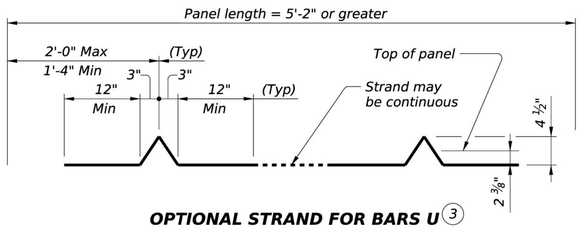


SECTION A-A

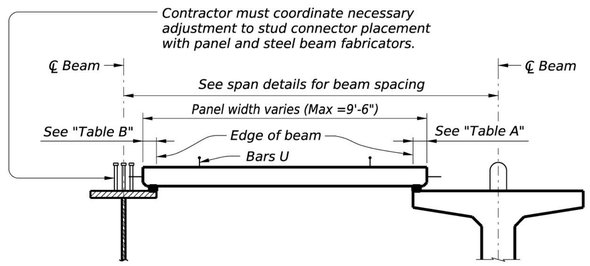
(Not showing supplemental #4 bars for skewed end panels)



BARS U (#3) (2)



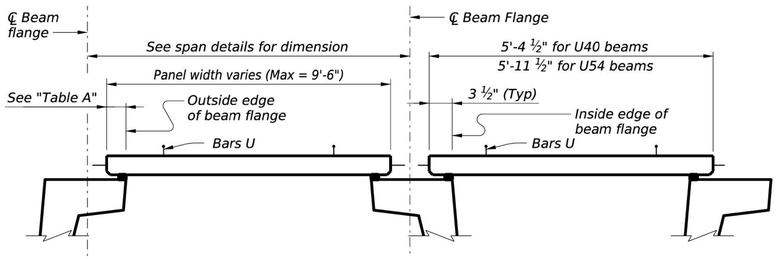
OPTIONAL STRAND FOR BARS U (3)



STEEL BEAMS

PRESTRESSED CONCRETE BEAMS OR GIRDERS

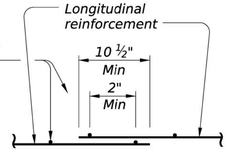
Typ unless noted otherwise



PRESTRESSED CONCRETE U-BEAMS

TYPICAL SECTIONS FOR DETERMINING PANEL WIDTH

No splice required for wires parallel to strands (transverse panel reinforcement)



WELDED WIRE REINFORCEMENT (WWR) SPLICE DETAIL (6)

GENERAL NOTES:

Provide Class H concrete for panels. Release strength f'ci=3,500 psi. Minimum 28 day strength f'c=5,000 psi.

Provide ¾" chamfer along bottom edge of panel on beam side.

Do not use epoxy-coated reinforcing steel bar or strand in panels.

Remove laitance from top panel surface.

Finish top of panel to a roughness between a No. 6 and No. 9 concrete surface profile, inclusive, as specified by the International Concrete Repair Institute (ICRI).

Shop drawings for the fabrication of panels will not require the Engineer's approval if fabrication is in accordance with the details shown on this standard.

A panel layout which identifies location of each panel must be developed by the Fabricator. Permanently mark each panel in accordance with the panel layout. A copy of the layout is to be provided to the Engineer.

TRANSVERSE PANEL REINFORCEMENT:

For panel widths over 5', use ⅜" or ½" Dia (270k) prestressing strands with a tension of 14.4 kips per strand.

For panel widths over 3'-6" up to and including 5', use ⅜" or ½" Dia (270k) prestressing strands with a tension of 14.4 kip per strand. Optionally, (#4) Grade 60 reinforcing bars may be used in lieu of prestressed strands.

For panel widths up to 3'-6", use (#4) Grade 60 reinforcing bars (prestressed strands alone are not allowed). Place reinforcing bars at least two bar diameters away from each prestressed strand.

Place transverse panel reinforcement at panel centroid and space at 6" Max.

LONGITUDINAL PANEL REINFORCEMENT:

Any of the following options may be used for longitudinal panel reinforcement:

1. (#3) Grade 60 reinforcing steel at 6" Max Spacing. No splices allowed.
2. ⅜" Dia prestressing strands at 4 ½" Max Spacing (unstressed). No splices allowed.
3. ½" or 0.6" Dia prestressing strands at 6" Max Spacing (unstressed). No splices allowed.
4. Deformed Welded Wire Reinforcement (WWR) (ASTM A1064) providing 0.22 sq in per foot of panel width. Wires larger than D11 not permitted. Provide transverse wires to ensure proper handling of reinforcement. One splice per panel is allowed. See WWR Splice Detail.

No combination of longitudinal reinforcement options in a panel is allowed.

Place longitudinal panel reinforcement above or below transverse panel reinforcement. Must be placed above transverse panel reinforcement for skewed end panels with supplemental (#4) reinforcement.

HL93 LOADING

Texas Department of Transportation

Bridge Division Standard

PRESTRESSED CONCRETE PANEL FABRICATION DETAILS

PCP-FAB

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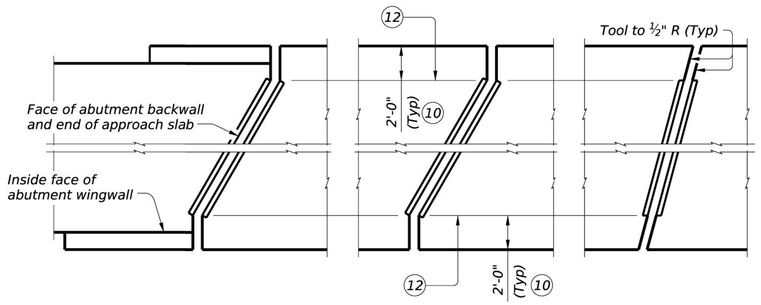
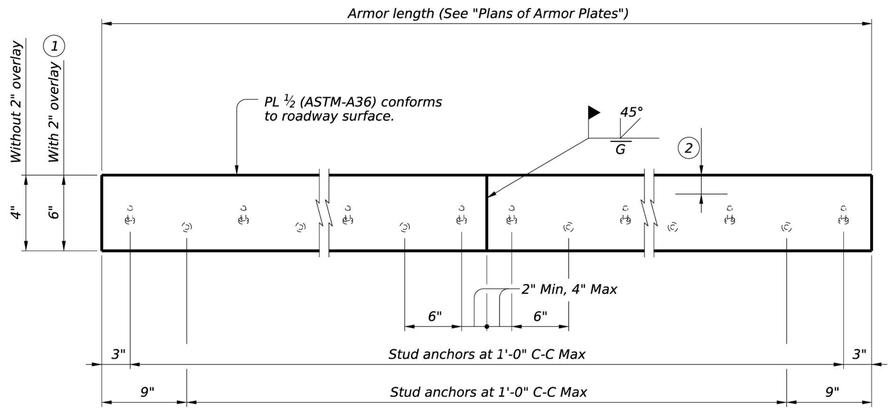


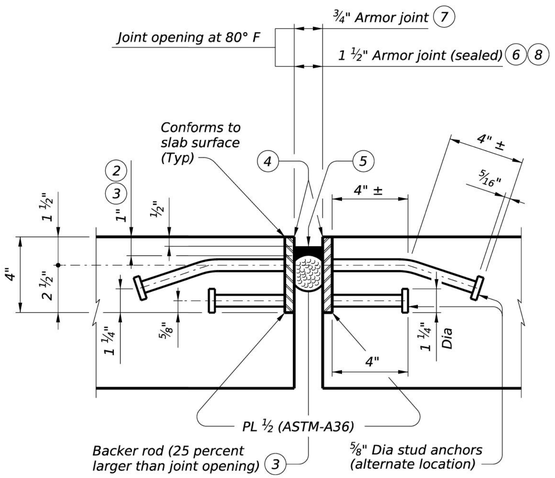
JOINTS AT ABUTMENTS | **SKEWS OVER 15°** | **SKEWS THRU 15°**

PLANS OF ARMOR PLATES

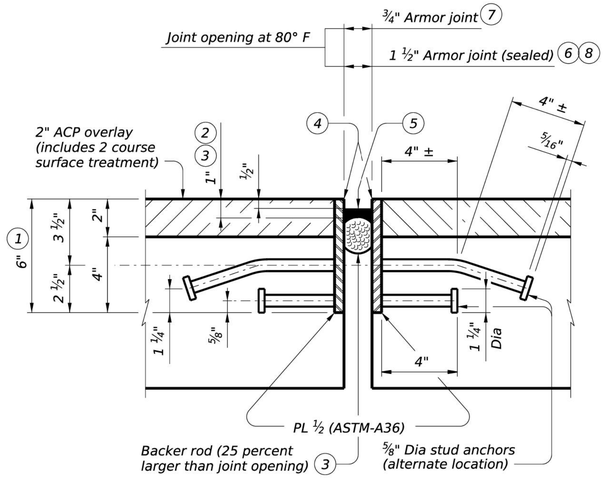


ELEVATION OF BASIC ARMOR PLATE

1. Adjust 6" plate height for overlay thicknesses other than the 2" shown. Adjust weight by 1.70 plf for each ½" variation in thickness.
2. Do not paint top 1 ½" of plate if using sealed armor joint.
3. Set top of backer rod 1" below top of armor plate. Backer rod must be compatible with joint sealant. Use of multiple pieces to create a backer rod cross section is not permitted. Top of backer rod must be convex as shown.
4. Blast clean entire contact area between sealant and plate (SSPC-SP10) before installing sealant. Light brush blast and thoroughly clean all dust and debris from concrete surfaces in contact with joint sealant before application of silicone seal.
5. Use Class 7 joint sealant that conforms to DMS-6310.
6. Place sealant while ambient temperature is between 55°F and 80°F and is rising.
7. Armor joint does not include joint sealant or backer rod.
8. Armor joint (sealed) includes Class 7 joint sealant and backer rod.
9. Form vertical leg of seal as per the Manufacturer's recommendations. Use Class 4 joint sealant if Class 7 cannot be installed correctly. Install according to Manufacturer's recommendations.
10. Unless shown otherwise, terminate armor plate at slab break point if break is more than 2'-0" from slab edge.
11. See "Plans of Armor Plates."
12. At Fabricator's option, armor plate may extend up to 6" beyond this point for skews through 15°.
13. Align shipping angle perpendicular to joint.



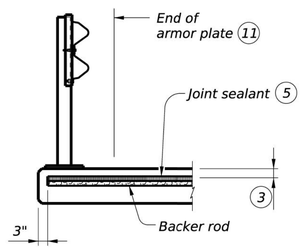
SHOWN WITHOUT 2" OVERLAY AT JOINT LOCATION



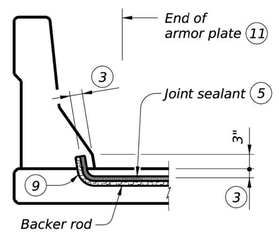
SHOWN WITH 2" OVERLAY AT JOINT LOCATION 1

ARMOR JOINT SECTIONS

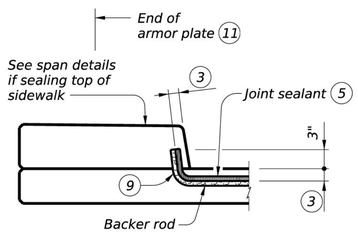
Showing armor joint (sealed).



AT STEEL POST BRIDGE RAIL



AT CONCRETE BRIDGE RAIL



AT SIDEWALK

JOINT SEALANT TERMINATION DETAILS

Armor joint (sealed) only. Armor plate is not shown for clarity.

FABRICATION NOTES:

Match mark corresponding plate sections and secure together for shipment with shipping angle. Do not use erection bolts.

Ship armor joints in convenient lengths of 10'-0" Min and 24'-0" Max unless necessary for stage construction or widenings. One shop splice is permitted in each shipping length provided no piece is less than 2'-0" long and sufficient studs are added to limit the stud to shop splice distance to 2" Min and 4" Max.

Weld studs in accordance with AWS D1.1.

Use groove welds for all shop and field butt splices. Grind smooth areas in contact with seal. Make all necessary field splice joint preparations in the shop.

Paint the entire steel section, except as stated in Note 2, with System II or IV primer in accordance with Item 446, "Field Cleaning and Painting Steel." Provide paints in accordance with Item 446.2. Prepare steel and apply paint in accordance with Items 446.4.6.3 and 446.4.6.4.4.

Shop drawings for the fabrication of armor joints will not require the Engineer's approval if fabrication is in accordance with the details shown on this standard.

CONSTRUCTION NOTES:

Secure armor joints in position and place to proper grade and alignment by welding braces to adjacent reinforcing steel, to prestressed beam stirrups, or to anchors cast in concrete diaphragms. Include cost of temporary bracing in the price bid for Armor Joint.

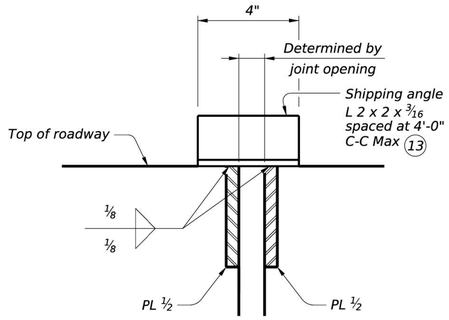
Remove shipping angle immediately after each joint half is secured in place. Grind smooth, and touch up with organic zinc-rich paint.

GENERAL NOTES:

Provide armor joints at locations shown on the plans. Provide the seal when "Armor Joint (Sealed)" is noted on the plans.

These joint details accommodate a joint movement range of 1 ⅜" (¾" opening movement and ⅝" closure movement).

Payment for armor joint, with or without seal, is based on length of armor plate.



SHOWN WITHOUT 2" OVERLAY AT JOINT LOCATION

With overlay similar

SHIPPING ANGLE

An alternate method of securing joint sections may be used if approved by the Bridge Division. Erection bolts are not allowed.

WEIGHTS FOR ONE ARMOR JOINT (2 PLATES)	
WITHOUT OVERLAY	16.10 plf
WITH 2" OVERLAY 1	22.90 plf

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Bridge Division Standard

ARMOR JOINT DETAILS

AJ

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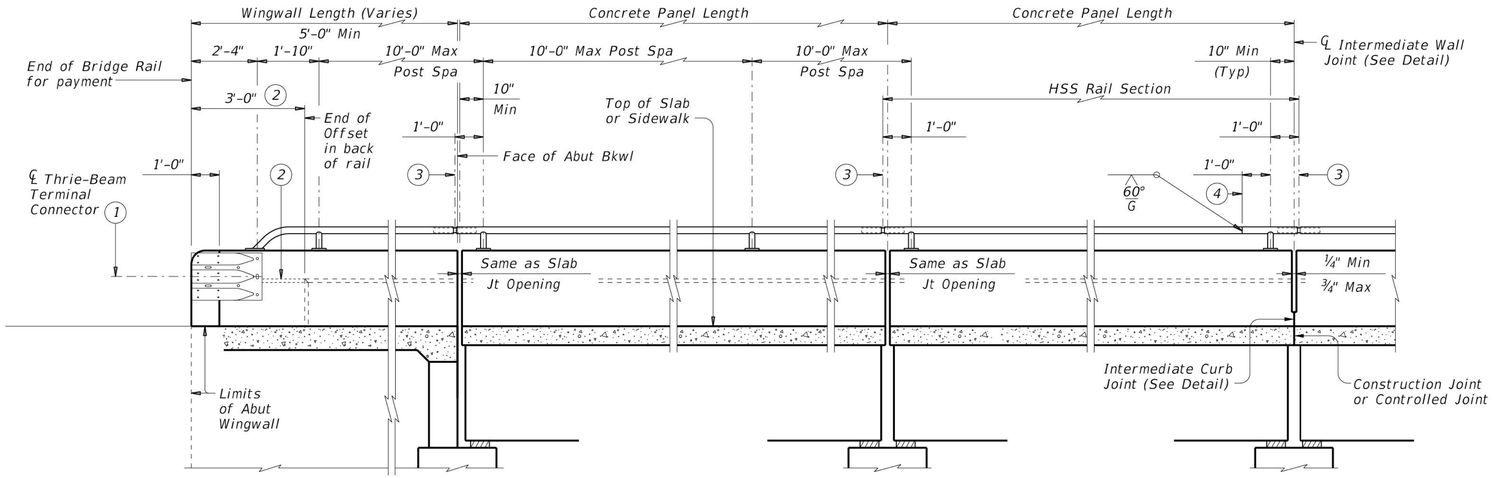
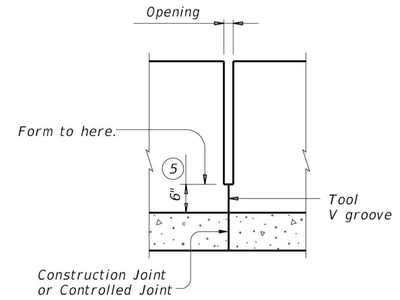


AT ABUTMENTS | AT BENTS WITH SLAB EXP JOINTS | AT BENTS WITHOUT SLAB EXP JOINTS

ROADWAY ELEVATION OF RAIL



INTERMEDIATE WALL JOINT DETAIL

Provide at all interior bents without slab expansion joints.

(1) *Terminal Connectors and associated hardware are to be paid for under the Item "Metal Beam Guard Fence." Attach Metal Beam Guard Fence Transitions to the bridge rail and extend along the embankment unless otherwise shown in the plans.*

(2) *Back of rail offset may, with Engineer's approval, be continued to the end of the railing.*

(3) *℄ Expansion joint or splice joint as required.*

(4) *One shop splice per HSS rail section is permitted with minimum 85 percent penetration. The weld may be square groove, or single V groove. Grind smooth.*

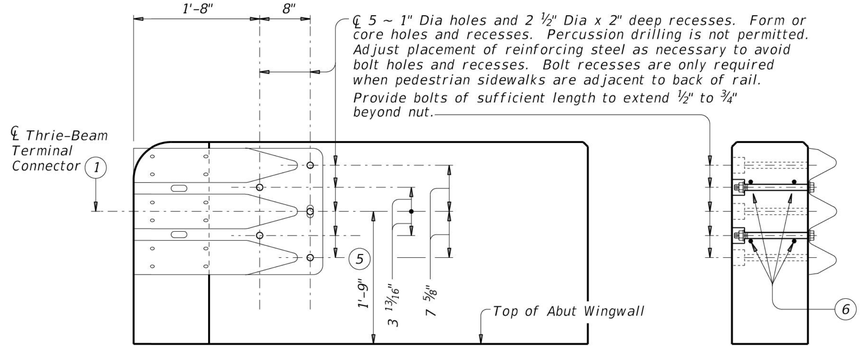
(5) *Increase 2" for structures with overlay.*

(6) *Place 4 additional Bars R(#4) 3'-8" in length inside Bars S(#4) and centered 2'-0" from end of rail when Terminal Connections are required. Field bend as needed.*

(7) *HSS 2.875 x 0.203*

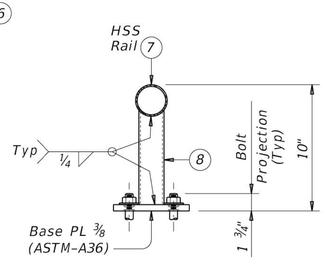
(8) *HSS 2.375 x 0.154*

(9) *⅜" Dia Hole in bottom of HSS rail (Minimum 1 hole between posts ~ Typ)*

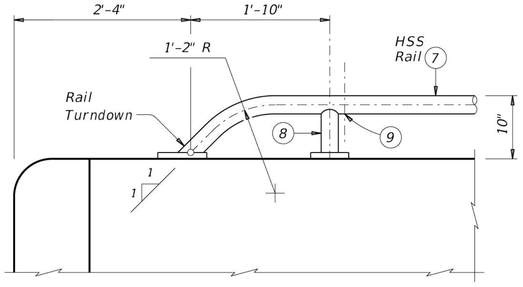


ELEVATION | SECTION

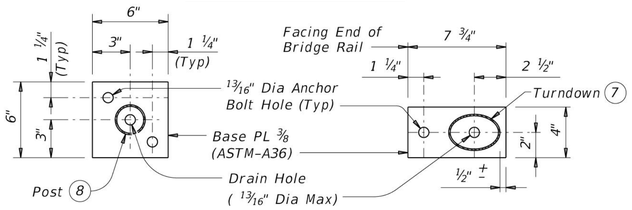
TERMINAL CONNECTION DETAILS



TRANSVERSE SECTION



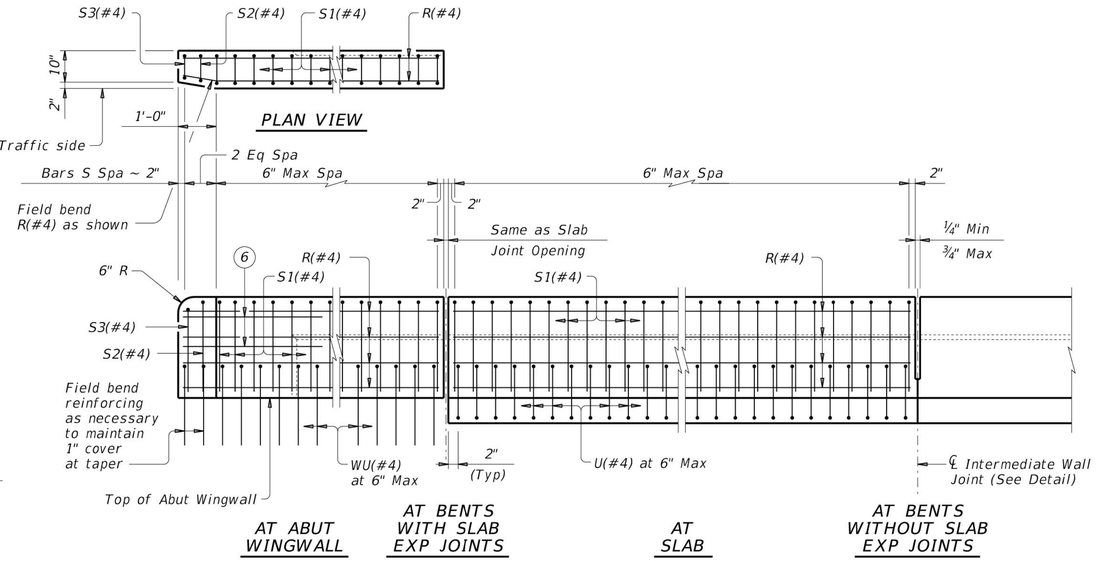
Note that at least two anchor points (as shown) are required for the Bridge Rail on the Abutment Wingwall. Longer Wingwalls may require more than two Rail anchorages.



POST BASE PLATE PLAN | RAIL TURNDOWN BASE PLATE PLAN

HSS RAIL TERMINAL DETAIL

HSS RAIL DETAILS



AT ABUT WINGWALL | AT BENTS WITH SLAB EXP JOINTS | AT SLAB | AT BENTS WITHOUT SLAB EXP JOINTS

ELEVATION SHOWING TYPICAL REINFORCING PLACEMENT

(Showing without raised sidewalk)

SHEET 1 OF 3

Texas Department of Transportation

Bridge Division Standard

COMBINATION RAIL

TYPE C221

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SHEET 58 OF 60

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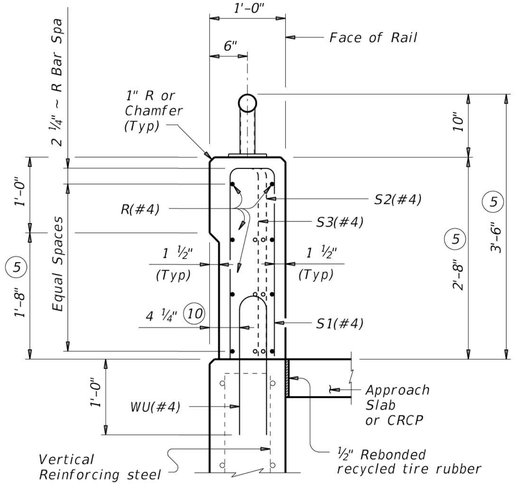
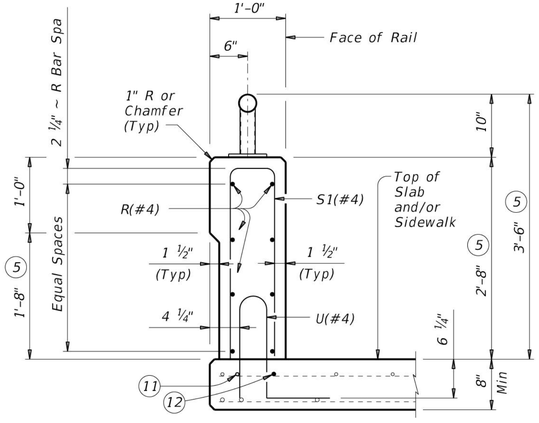
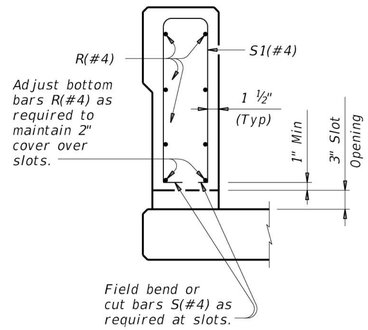


ON ABUTMENT WINGWALLS OR CIP RETAINING WALLS

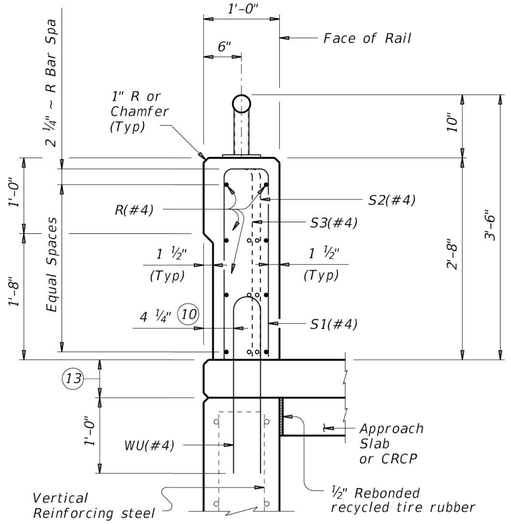


ON BRIDGE SLAB

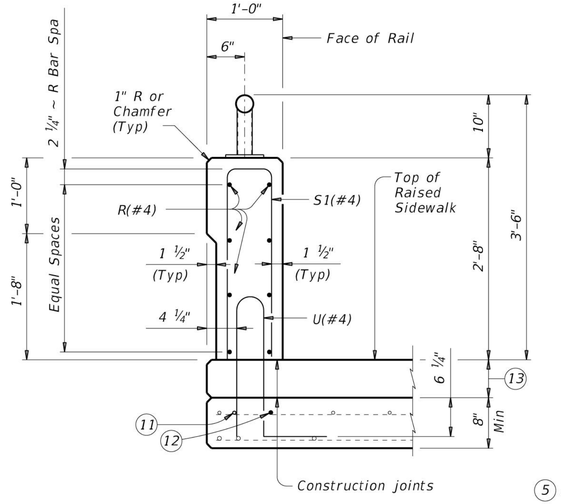
SECTIONS THRU RAIL WITHOUT RAISED SIDEWALK



SECTION THRU OPTIONAL SIDE SLOT DRAIN

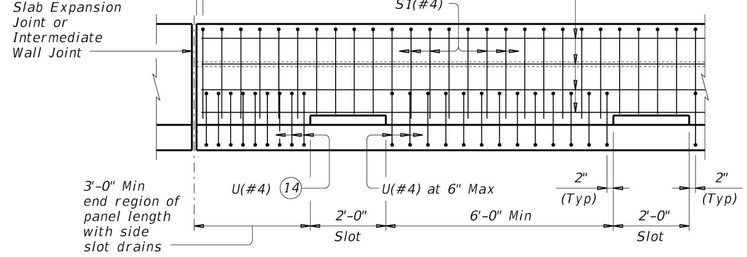


ON ABUTMENT WINGWALLS OR CIP RETAINING WALLS



ON BRIDGE SLAB

SECTIONS THRU RAIL WITH RAISED SIDEWALK



OPTIONAL SIDE SLOT DRAIN DETAIL

Note: Side Slot Drains may be used where shown elsewhere on the plans or as directed by the Engineer. Drains should not be placed over railroad tracks, lower roadways, or sidewalks. When this rail is used as a separator between a roadway surface and a sidewalk surface, side drain slots will not be permitted.

(5) Increase 2" for structures with overlay.

(10) 5 ¼" when vertical reinforcing has closer clear cover over horizontal reinforcing in abutment wingwalls or retaining walls on traffic side of wall.

(11) As an aid in supporting reinforcement, additional longitudinal bars may be used in the slab with the approval of the Engineer. Such bars must be furnished at the Contractors expense.

(12) Top longitudinal slab bar may be adjusted laterally 3" plus or minus to tie reinforcing.

(13) Raised Sidewalk

(14) Space U(#4) bars at 4" Max when end region of panel length is less than 6'-0" to side slot drain. Space U(#4) bars at 6" Max when end region of panel length is 6'-0" and greater to side slot drain.

Texas Department of Transportation

Bridge Division Standard

COMBINATION RAIL

TYPE C221

FILE: RL-C221-19.dgn	DN: TxDOT	CK: TxDOT	DW: JTR	CK: JMH
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REVISIONS				
	DIST	COUNTY		SHEET NO.
				S-31

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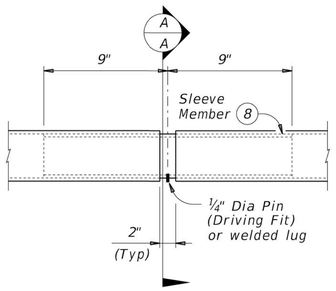
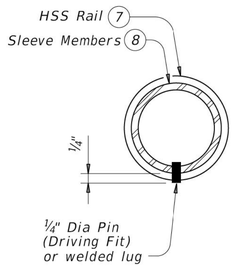
RAIL DATA FOR HORIZONTAL CURVES

	RADIUS TO FACE OF RAIL	MAX CHORD LENGTH	CONSTRUCT OR FABRICATE
HSS Rail	Over 2800'	29'-0"	Straight rail panels
	Over 1400' thru 2800'	14'-6"	To required radius or to chords shown
	Over 700' thru 1400'	7'-3"	
	Thru 700'	Zero	To required radius

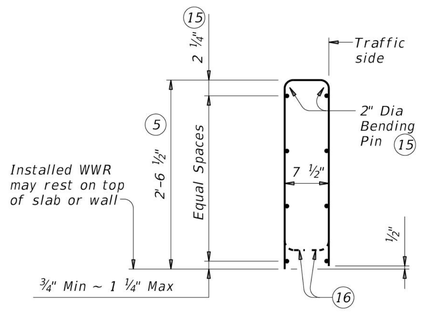


AT SPLICE OR EXP JTS



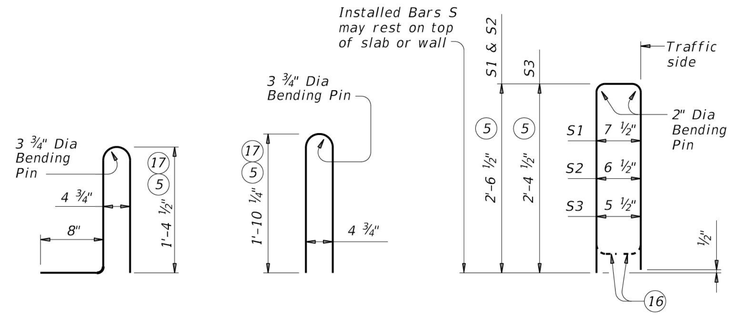
SECTION A-A

PIPE SPLICE DETAILS

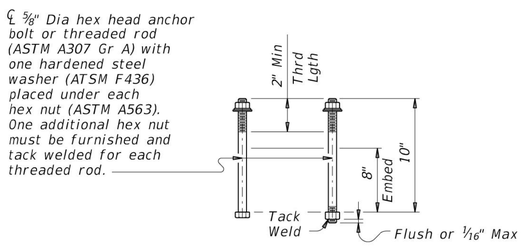


OPTIONAL WELDED WIRE REINFORCEMENT (WWR)

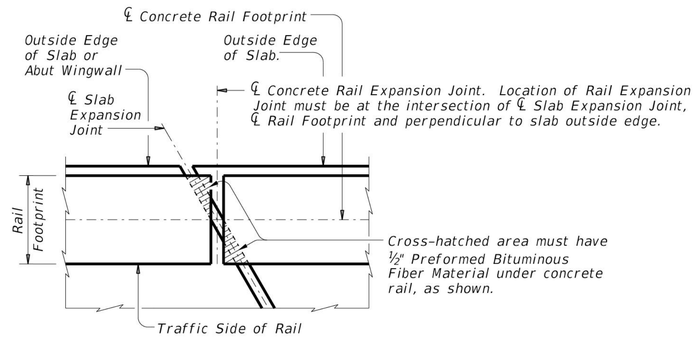
DESCRIPTION	LONGITUDINAL WIRES	VERTICAL WIRES
Minimum (Cumulative Total) Wire Area	1.067 Sq In.	0.267 Sq In. per Ft
	No. of Wires	Spacing
Minimum	8	4"
Maximum	10	8"
Maximum Wire Size Differential	The smaller wire must have an area of 40% or more of the larger wire.	



BARS U (#4) BARS WU (#4) BARS S (#4)



CAST-IN-PLACE ANCHOR BOLT OPTIONS (18)



PLAN OF RAIL AT EXPANSION JOINTS

Example showing Slab Expansion Joints without breakbacks.

(5) Increase 2" for structures with overlay.

(7) HSS 2.875 x 0.203

(8) HSS 2.375 x 0.154

(15) No longitudinal wires may be in top center of cage.

(16) Bend or cut as required to clear drain slots.

(17) For raised sidewalks, add sidewalk height to total bar height. Use sidewalk height at rail's location.

(18) See "Material Notes" for anchor bolt information.

CONSTRUCTION NOTES:

This railing may be constructed by the slipform process when approved by the Engineer, with equipment approved by the Engineer and when adhesive anchor bolts are used. Slipforming parapet is not allowed if anchor bolts are cast with parapet wall. Provide sensor control for both line and grade. Tack welding to provide bracing for slipform operations is acceptable. Welding may be performed at a minimum spacing of 3 ft between the cage and the anchorage. It is permissible to weld to bars U, WU and S at any location on the cage. If increased bracing is needed, provide additional anchorage devices and weld in the upper two thirds of the cage. Paint welded areas on epoxy coated and/or galvanized reinforcing with an organic zinc rich paint in accordance with Item 445 "Galvanizing".

If rail is slipformed, apply an heavy epoxy bead 1" behind toe of traffic side of rail to concrete deck just prior to slip forming. Provide a ⅜" width x ¼" tall heavy epoxy bead with Type III, Class C or a Type V epoxy.

Test adhesive anchors in accordance with Item 450.3.3, "Tests". Test 3 anchors per 100 anchors installed. Perform corrective measures to provide adequate capacity if any of the tests do not meet the required test load. Repair damage from testing as directed.

At the Contractor's option anchor bolts may be cast with the parapet. See "Material Notes."

Face of rail, parapet must be plumb unless otherwise approved by the Engineer. HSS rail posts must be square to the top of parapet. Use epoxy mortar under post base plates if gaps larger than 1/16" exist.

Round or chamfer exposed edges of HSS rail and HSS rail posts to approximately 1/16" by grinding.

HSS rail sections must not include less than two posts, and no more than four (except at Abutments).

Chamfer all parapet exposed corners.

MATERIAL NOTES:

Provide Class "C" concrete. Provide Class "C" (HPC) if required elsewhere.

Provide Grade 60 reinforcing steel.

Epoxy coat or galvanize all reinforcing steel if slab bars are epoxy coated or galvanized.

Provide ASTM A1085 or A500 Gr B or A53 Gr B for all HSS.

Galvanize all metal components of steel rail system. Apply additional coatings when shown elsewhere on the plans. When plans require paint over galvanizing, follow the requirements for painting galvanized steel in Item 445, "Galvanizing" and when field painting, Item 446, "Field Cleaning and Painting Steel." Sleeve members and anchor bolts must receive galvanization prior to installation and only field paint after installation unless directed otherwise by Engineer.

Deformed Welded Wire Reinforcement (WWR) (ASTM A1064) of equal size and spacing may be substituted for Bars U and WU unless noted otherwise. Deformed WWR (ASTM 1064) may be substituted for Bars R and S, as shown. Combinations of reinforcing steel and WWR or configurations of WWR other that shown are permitted if conditions in the table are satisfied. Provide the same laps as required for reinforcing bars.

Anchor bolts must be ⅝" Dia ASTM A307 Gr A fully threaded rods with one hex nut and one hardened steel washer (ASTM F436) each. Nuts must conform to ASTM A563 requirements. Embed fully threaded rods into parapet wall with a Type III, Class C, D, E, or F anchor adhesive. Minimum adhesive anchor embedment depth is 3". Anchor adhesive chosen must be able to achieve a nominal bond strength in tension of a single anchor, Na, of 5 kips (edge distance must be accounted for). Submit signed and sealed calculations or the manufacturer's published literature showing the proposed anchor adhesive's ability to develop this load to the Engineer for approval prior to use. Anchor installation, including hole size, drilling, and clean out, must be in accordance with Item 450, "Railing".

Optional cast-in-place anchor bolts must be ⅝" Dia ASTM A307 Gr A bolts (or threaded rods with one tack welded hex nut each) with one hex nut and one hardened steel washer (ASTM F436) at each bolt. Nuts must conform to ASTM A563 requirements.

Provide bar laps, where required, as follows: Uncoated or galvanized ~ #4 = 1'-7"
Epoxy coated ~ #4 = 2'-5"

GENERAL NOTES:

This rail has been evaluated and accepted to be of equal strength to railings with like geometry, which have been crash tested to meet MASH TL-3 criteria. This rail can be used for speeds of 50 mph and greater when a TL-3 rated guard fence transition is used. When a TL-2 rated guard fence transition is used, this rail can only be used for speeds of 45 mph and less.

Do not use this railing on bridges with expansion joints providing more than 5" movement.

Rail anchorage details shown on this standard may require modification for select structure types. See appropriate details elsewhere in plans for these modifications.

Submit erection drawings showing panel lengths, rail post spacing, and anchor bolt setting to the Engineer for approval.

Average weight of railing with no overlay: 380 plf (total)
370 plf (Conc)
10 plf (Steel)

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

SHEET 3 OF 3

Texas Department of Transportation | Bridge Division Standard

COMBINATION RAIL

TYPE C221

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