Contributing Zone Plan

Canady Subdivision Phase 1

Prepared for: Sapelo Liberty Hill, LP

Prepared by: Gray Engineering, Inc.

TBPE Registered Firm #: 2946

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Canady Tract Subdivison Phase 1					**2. Regulated Entity No.:**			
3. Customer Name: Sapelo Liberty Hill, LP					**4. Customer No.:** CN606332997			
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):**		42.36
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			Batch Detention Pond, Vegetative Filter Strip, Grassy Swale		
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**			N/A		
13. County:	Williamson		**14. Watershed:**			North Fork San Gabriel -Hamilton Branch		

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 __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. Chelsea Osbourn
Print Name of Customer/Authorized Agent
Chelsea Osbourn 2/6/26
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):

CANADY TRACT
THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734
41.289 ACRE PHASE 1 BOUNDARY

DESCRIPTION OF 41.289 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734, BEING A PORTION OF THAT CERTAIN 171.69 ACRE TRACT CONVEYED TO LISA LAMINACK AND JOE ED CANADY, JR. IN A DEED OF RECORD IN DOCUMENT NO. 2023011044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A PORTION OF A 180 ACRE TRACT DESCRIBED IN VOLUME 320, PAGE 130, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 41.289 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southerly line of F.M. Highway No. 1869 (80' R.O.W.), at the northwesterly corner of that certain 0.50 Acre Tract of land described in a Deed of record to Chisholm Trail Special Utility District in Document No. 9906326, Official Records of Williamson County, Texas, for the northeasterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, with the westerly and southerly lines of said 0.50 Acre Tract, the following two (2) courses and distances:

1. S21°13'17"E, a distance of 252.10 feet to a 1/2" iron rod found at the southwesterly corner of said 0.50 Acre Tract;

2. N57°03'25"E, a distance of 92.20 feet to a 1/2" iron rod found in the westerly line of Lot 9, Block A, The Overlook, a subdivision of record in Cabinet U, Slides 100-103, Plat Records of Williamson County, Texas, same being the easterly line of said 180 Acre Tract, at the southeasterly corner of said 0.50 Acre Tract;

THENCE S21°13'37"E, with the easterly line of said 180 Acre Tract, same the westerly line of said Lot 9, a distance of 541.15 feet to a calculated point, for the southeasterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, the following seventy-two (72) courses and distances:

1. S76°57'41"W, a distance of 56.62 feet to a calculated point;

2. S20°15'29"W, a distance of 103.49 feet to a calculated point;

3. Along a curve to the left having a radius of 50.00 feet, an arc length of 77.22 feet, and a chord which bears S60°16'21"W, a distance of 69.77 feet to a calculated point;

4. Along a curve to the right having a radius of 15.00 feet, an arc length of 13.62 feet, and a chord which bears S42°02'11"W, a distance of 13.16 feet to a calculated point;

5. S68°02'47"W, a distance of 378.48 feet to a calculated point;

6. S21°57'13"E, a distance of 50.00 feet to a calculated point;

7. S68°02'47"W, a distance of 10.91 feet to a calculated point;

8. Along a curve to the left having a radius of 15.00 feet, an arc length of 21.53 feet, and a chord which bears S26°55'54"W, a distance of 19.73 feet to a calculated point;

9. S14°10'59"E, a distance of 97.67 feet to a calculated point;

10. S14°10'59"E, a distance of 23.53 feet to a calculated point;

11. Along a curve to the left having a radius of 970.00 feet, an arc length of 91.55 feet, and a chord which bears S16°53'13"E, a distance of 91.51 feet to a calculated point;

12. Along a curve to the left having a radius of 15.00 feet, an arc length of 24.18 feet, and a chord which bears S65°46'19"E, a distance of 21.65 feet to a calculated point;

13. S21°56'07"E, a distance of 50.00 feet to a calculated point;

14. Along a curve to the left having a radius of 15.00 feet, an arc length of 24.26 feet, and a chord which bears S21°42'26"W, a distance of 21.70 feet to a calculated point;

15. S25°25'59"E, a distance of 114.51 feet to a calculated point;

16. S65°39'32"W, a distance of 60.01 feet to a calculated point;

17. S68°02'47"W, a distance of 109.17 feet to a calculated point;

18. S66°44'27"W, a distance of 54.68 feet to a calculated point;

19. S64°01'34"W, a distance of 46.16 feet to a calculated point;

20. S63°57'46"W, a distance of 10.87 feet to a calculated point;

21. S61°10'46"W, a distance of 55.98 feet to a calculated point;

22. S58°22'09"W, a distance of 56.89 feet to a calculated point;

23. S56°47'19"W, a distance of 299.53 feet to a calculated point;

24. S56°45'45"W, a distance of 11.25 feet to a calculated point;

25. S52°33'45"W, a distance of 64.07 feet to a calculated point;

26. S44°51'01"W, a distance of 71.92 feet to a calculated point;

27. Along a curve to the right having a radius of 975.00 feet, an arc length of 18.94 feet, and a chord which bears N44°12'19"W, a distance of 18.94 feet to a calculated point;

28. S46°21'04"W, a distance of 50.00 feet to a calculated point;

29. Along a curve to the left having a radius of 1025.00 feet, an arc length of 330.63 feet, and a chord which bears S52°53'23"E, a distance of 329.19 feet to a calculated point;

30. S27°52'11"W, a distance of 120.00 feet to a calculated point;

31. N43°57'02"W, a distance of 61.96 feet to a calculated point;

32. N53°51'02"W, a distance of 60.21 feet to a calculated point;

33. N52°52'28"W, a distance of 50.73 feet to a calculated point;

34. N77°18'19"W, a distance of 51.59 feet to a calculated point;

35. N49°46'18"W, a distance of 63.22 feet to a calculated point;

36. S62°40'59"W, a distance of 59.50 feet to a calculated point;

37. N56°52'50"W, a distance of 38.87 feet to a calculated point;

38. S86°23'00"W, a distance of 84.96 feet to a calculated point;

39. N78°50'25"W, a distance of 60.65 feet to a calculated point;

40. N63°27'09"W, a distance of 30.26 feet to a calculated point;

41. N39°58'17"W, a distance of 36.21 feet to a calculated point;

42. Along a curve to the right having a radius of 325.00 feet, an arc length of 108.95 feet, and a chord which bears S78°05'47"W, a distance of 108.44 feet to a calculated point;

43. S87°42'00"W, a distance of 50.95 feet to a calculated point;

44. S29°32'05"E, a distance of 31.24 feet to a calculated point;

45. S46°59'10"E, a distance of 52.29 feet to a calculated point;

46. S45°57'40"E, a distance of 56.02 feet to a calculated point;

47. S28°10'18"E, a distance of 19.85 feet to a calculated point;

48. S30°13'20"W, a distance of 40.26 feet to a calculated point;

49. S09°14'34"W, a distance of 54.99 feet to a calculated point;

50. S23°10'15"W, a distance of 84.59 feet to a calculated point;

51. S24°02'23"W, a distance of 106.03 feet to a calculated point;

52. N65°04'13"W, a distance of 17.12 feet to a calculated point;

53. Along a curve to the left having a radius of 525.00 feet, an arc length of 95.17 feet, and a chord which bears N70°15'49"W, a distance of 95.04 feet to a calculated point;

54. Along a curve to the right having a radius of 15.00 feet, an arc length of 22.32 feet, and a chord which bears N32°49'54"W, a distance of 20.32 feet to a calculated point;

55. N09°47'36"E, a distance of 173.72 feet to a calculated point;

56. N08°01'43"E, a distance of 30.80 feet to a calculated point;

57. N83°44'11"W, a distance of 60.00 feet to a calculated point;

58. Along a curve to the left having a radius of 440.00 feet, an arc length of 98.86 feet, and a chord which bears N00°10'22"W, a distance of 98.65 feet to a calculated point;

59. Along a curve to the left having a radius of 15.00 feet, an arc length of 22.43 feet, and a chord which bears N49°27'16"W, a distance of 20.40 feet to a calculated point;

60. S87°42'00"W, a distance of 13.80 feet to a calculated point;

61. N02°18'00"W, a distance of 50.00 feet to a calculated point;
62. along said curve to the left having a radius of 15.00 feet, an arc length of 27.56 feet, and a chord which bears
63. N35°03'54"E, a distance of 23.84 feet to a calculated point;

64. Along a curve to the left having a radius of 440.00 feet, an arc length of 235.38 feet, and a chord which bears N32°53'44"W, a distance of 232.58 feet to a calculated point;

65. Along a curve to the left having a radius of 15.00 feet, an arc length of 26.00 feet, and a chord which bears S82°07'01"W, a distance of 22.87 feet to a calculated point;

66. N50°37'41"W, a distance of 50.37 feet to a calculated point;

67. Along a curve to the left having a radius of 15.00 feet, an arc length of 23.16 feet, and a chord which bears N11°46'44"W, a distance of 20.93 feet to a calculated point;

68. N56°00'45"W, a distance of 210.08 feet to a calculated point;

69. Along a curve to the left having a radius of 15.00 feet, an arc length of 23.96 feet, and a chord which bears S78°13'16"W, a distance of 21.50 feet to a calculated point;

70. N55°05'37"W, a distance of 50.05 feet to a calculated point;

71. Along a curve to the left having a radius of 15.00 feet, an arc length of 23.16 feet, and a chord which bears N11°46'44"W, a distance of 20.93 feet to a calculated point;

72. N56°00'45"W, a distance of 148.82 feet to a calculated point in the curving southerly line of said F.M. Highway No. 1869, of a curve to the left, for the northwesterly corner of the herein described tract;

THENCE over and across said 180 Acre Tract, with the southerly line of said F.M. Highway No. 1869, the following two (2) courses and distance:

1. Along said curve to the left having a radius of 5769.58 feet, an arc length of 132.80 feet, and a chord which bears N31°39'15"E, a distance of 132.80 feet to a TX DOT Type 1 Concrete Highway Monument found at the end of said curve;

2. N30°59'53"E, a distance of 366.12 feet to an iron rod with “HLS” Cap found at the northwesterly corner of that certain 14.00 Are Tract of land described in a deed of record to Brandon Canady and Jessica Canady in Document No. 2023105726, Official Public Records of Williamson County, Texas;

THENCE leaving the southerly line of said F.M. Highway No. 1869, and continuing over and across said 180 Acre Tract, with the westerly, southerly and easterly lines of said 14.00 Acre Tract, the following three (3) courses and distance:

1. S37°57'55"E, a distance of 604.03 feet to an iron rod with "HLS" Cap found at the southwesterly corner of said 14.00 Acre Tract;

2. N58°42'51"E, a distance of 1140.60 feet to an iron rod with "HLS" Cap found at the southeasterly corner of said 14.00 Acre Tract;

3. N22°18'00"W, a distance of 731.53 feet to an iron rod with "HLS" Cap found in the southerly line of said F.M. Highway No. 1869, at the northeasterly corner of said 14.00 Acre Tract;

THENCE over and across said 180 Acre Tract, with the southerly line of said F.M. Highway No. 1869, the following two (2) courses and distance:

1. N69°09'55"E, passing at a distance of 119.39 feet, a TX DOT Type 1 Concrete Highway Monument found, and continuing for a total distance of 640.50 feet to a 1/2" iron rod found at the point of curvature of a curve to the right;

2. Along said curve to the right having a radius of 2251.83 feet, an arc length of 33.17 feet, and a chord which bears N69°35'15"E, a distance of 33.17 feet to the **POINT OF BEGINNING**, having an area of 41.289 acres of land, more or less.

Phillip L. McLaughlin 01-08-2026
Registered Professional Land Surveyor
State of Texas No. 5300

STATE OF TEXAS
REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
G&R Surveying Project No. 25203 Attachments: 25203_GR-PH1 BND-EX

CANADY TRACT
THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734
1.070 ACRE PHASE 1 BOUNDARY

DESCRIPTION OF 1.070 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734, BEING A PORTION OF THAT CERTAIN 171.69 ACRE TRACT CONVEYED TO LISA LAMINACK AND JOE ED CANADY, JR. IN A DEED OF RECORD IN DOCUMENT NO. 2023011044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A PORTION OF A 180 ACRE TRACT DESCRIBED IN VOLUME 320, PAGE 130, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.070 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the southerly line of F.M. Highway No. 1869 (80' R.O.W.), at the northwesterly corner of that certain 0.50 Acre Tract of land described in a Deed of record to Chisholm Trail Special Utility District in Document No. 9906326;

THENCE over and across said 180 Acre Tract, with the westerly and southerly lines of said 0.50 Acre Tract, the following two (2) courses and distances:

1. S21°13'17"E, a distance of 252.10 feet to a 1/2" iron rod found at the southwesterly corner of said 0.50 Acre Tract;

2. N57°03'25"E, a distance of 92.20 feet to a 1/2" iron rod found in the westerly line of Lot 9, Block A, The Overlook, a subdivision of record in Cabinet U, Slides 100-103, Plat Records of Williamson County, Texas, same being the easterly line of said 180 Acre Tract, at the southeasterly corner of said 0.50 Acre Tract;

THENCE S21°13'37"E, with the easterly line of said 180 Acre Tract, same being the westerly line of said Lot 9, a distance of 541.15 feet to a calculated point, for the southeasterly corner of a Proposed Phase 1 Boundary;

THENCE over and across said 180 Acre Tract, with the southerly line of said Proposed Phase 1 Boundary, the following sixteen (16) courses and distances:

1. S76°57'41"W, a distance of 56.62 feet to a calculated point;

2. S20°15'29"W, a distance of 103.49 feet to a calculated point;

3. Along a curve to the left having a radius of 50.00 feet, an arc length of 77.22 feet, and a chord which bears S60°16'21"W, a distance of 69.77 feet to a calculated point;

4. Along a curve to the right having a radius of 15.00 feet, an arc length of 13.62 feet, and a chord which bears S42°02'11"W, a distance of 13.16 feet to a calculated point;

5. S68°02'47"W, a distance of 378.48 feet to a calculated point;

6. S21°57'13"E, a distance of 50.00 feet to a calculated point;

7. S68°02'47"W, a distance of 10.91 feet to a calculated point;

8. Along a curve to the left having a radius of 15.00 feet, an arc length of 21.53 feet, and a chord which bears S26°55'54"W, a distance of 19.73 feet to a calculated point;

9. S14°10'59"E, a distance of 97.67 feet to a calculated point;

10. S14°10'59"E, a distance of 23.53 feet to a calculated point;

11. Along a curve to the left having a radius of 970.00 feet, an arc length of 91.55 feet, and a chord which bears S16°53'13"E, a distance of 91.51 feet to a calculated point;

12. Along a curve to the left having a radius of 15.00 feet, an arc length of 24.18 feet, and a chord which bears S65°46'19"E, a distance of 21.65 feet to a calculated point;

13. S21°56'07"E, a distance of 50.00 feet to a calculated point;

14. Along a curve to the left having a radius of 15.00 feet, an arc length of 24.26 feet, and a chord which bears S21°42'26"W, a distance of 21.70 feet to a calculated point;

15. S25°25'59"E, a distance of 114.51 feet to a calculated point;

16. S65°39'32"W, a distance of 25.01 feet to a calculated point, for the northeasterly and **POINT OF BEGINNING** of herein described tract;

THENCE leaving the southerly line of said Proposed Phase 1 Boundary, and continuing over and across said 180 Acre Tract, the following fifteen (15) courses and distance:

1. S25°29'14"E, a distance of 149.24 feet to a calculated point;

2. N68°02'47"E, a distance of 265.39 feet to a calculated point;

3. S21°57'13"E, a distance of 30.00 feet to a calculated point;

4. S68°02'48"W, a distance of 12.50 feet to a calculated point;

5. S21°57'57"E, a distance of 209.63 feet to a calculated point;

6. S83°06'01"E, a distance of 68.10 feet to a calculated point;

7. N69°05'41"E, a distance of 154.47 feet to a calculated point;

8. S21°16'00"E, a distance of 216.08 feet to a calculated point, for the southeasterly corner of the herein described tract;

9. S69°04'28"W, a distance of 136.96 feet to a calculated point, for the southwesterly corner of the herein described tract;

10. N20°53'05"W, a distance of 177.88 feet to a calculated point;

11. N83°06'01"W, a distance of 117.46 feet to a calculated point;

12. N21°57'57"W, a distance of 234.40 feet to a calculated point;

13. S68°02'47"W, a distance of 246.69 feet to a calculated point;

14. N25°29'10"W, a distance of 168.45 feet to a calculated point, for the northwesterly corner of the herein described tract;

15. N65°39'32"E, a distance of 20.00 feet to the **POINT OF BEGINNING**, having an area of 1.070 acres of land, more or less.

Phillip L. McLaughlin 01-08-2026
Registered Professional Land Surveyor
State of Texas No. 5300

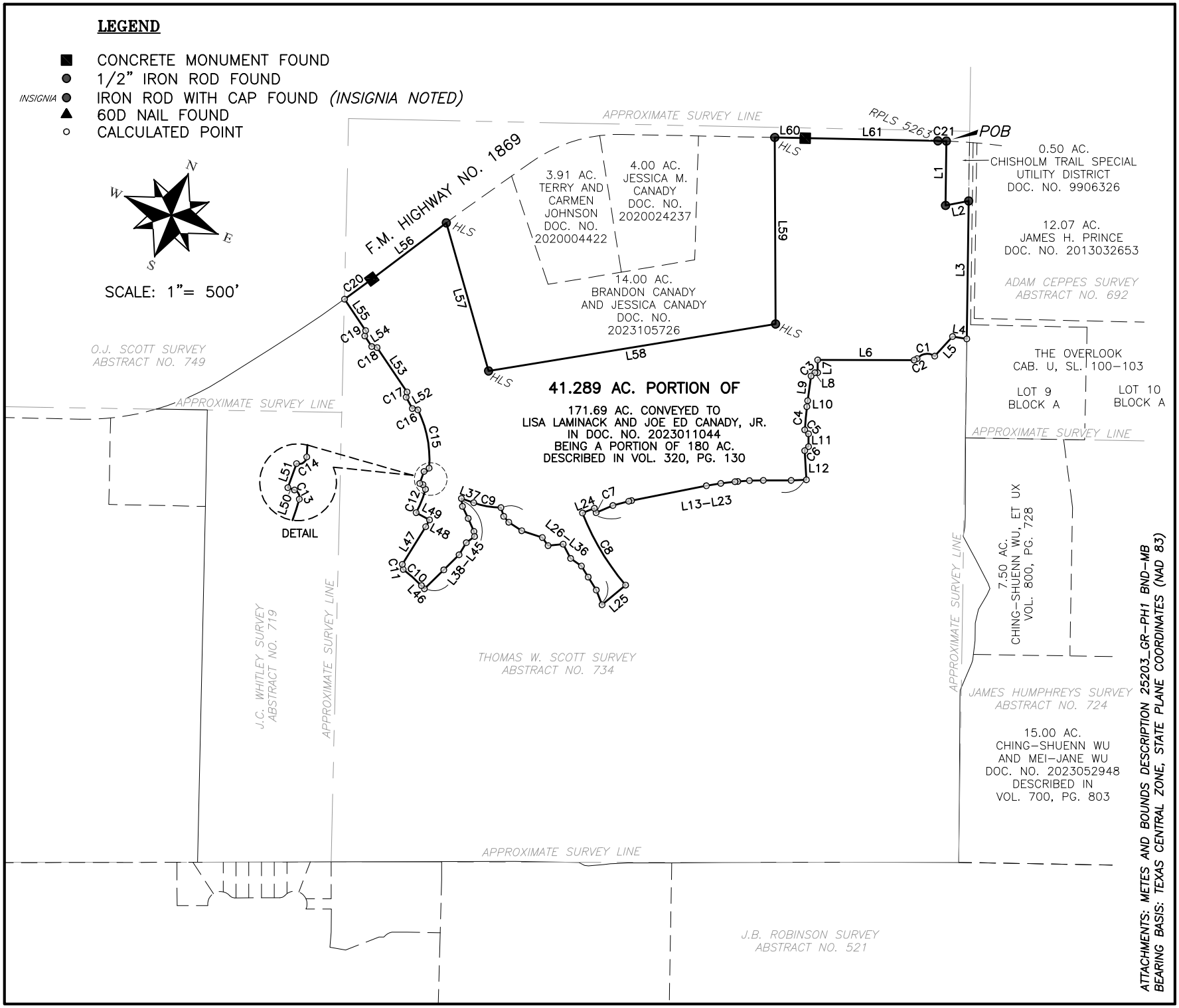
STATE OF TEXAS
REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.
G&R Surveying Project No. 25203 Attachments: 25203_GR-WWTP-EX

LEGEND

- ■ CONCRETE MONUMENT FOUND
- ● 1/2" IRON ROD FOUND
- INSIGNIA ● IRON ROD WITH CAP FOUND *(INSIGNIA NOTED)*
- ▲ 60D NAIL FOUND
- ○ CALCULATED POINT

SCALE: 1"= 500'



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 25203_GR-PH1 BND-MB
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

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

41.289 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734, BEING A PORTION OF THAT CERTAIN 171.69 ACRE TRACT CONVEYED TO LISA LAMINACK AND JOE ED CANADY, JR. IN A DEED OF RECORD IN DOCUMENT NO. 2023011044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A PORTION OF A 180 ACRE TRACT DESCRIBED IN VOLUME 320, PAGE 130, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLOTTING SCALE:	1" = 500'
DRAWN BY:	PMC
REVIEWED BY:	TJC/DRS
PROJECT NO:	25203
FILE:	L:\25203_GR-PH1 BND-EX
DATE:	JANUARY 8, 2026

EXHIBIT

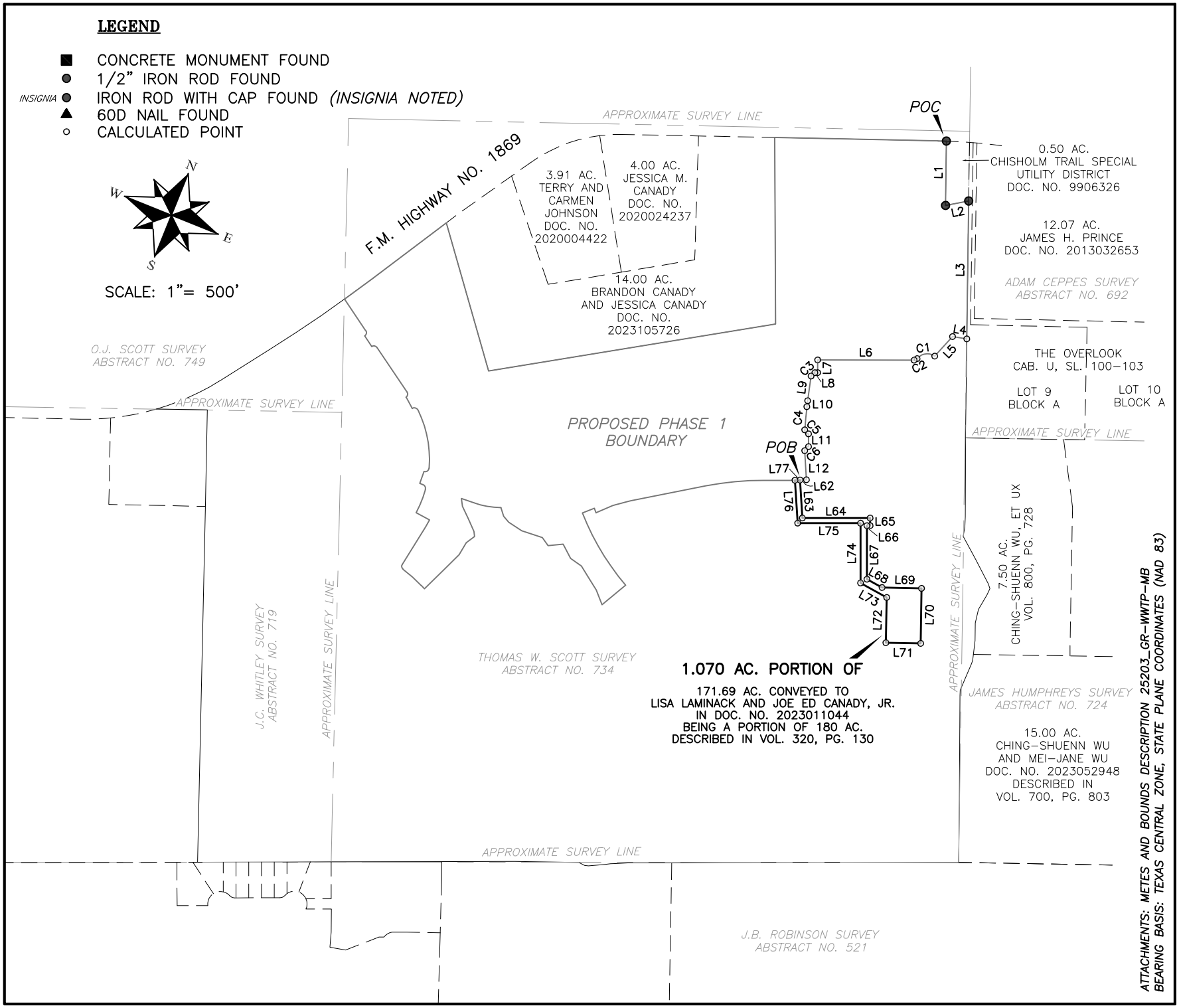
SHEET 1 / 3

LEGEND

- ■ CONCRETE MONUMENT FOUND
- ● 1/2" IRON ROD FOUND
- INSIGNIA ● IRON ROD WITH CAP FOUND *(INSIGNIA NOTED)*
- ▲ 60D NAIL FOUND
- ○ CALCULATED POINT

N W E S

SCALE: 1"= 500'



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 25203_GR-WWTP-MB
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

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

1.070 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE THOMAS W. SCOTT SURVEY, ABSTRACT NO. 734, BEING A PORTION OF THAT CERTAIN 171.69 ACRE TRACT CONVEYED TO LISA LAMINACK AND JOE ED CANADY, JR. IN A DEED OF RECORD IN DOCUMENT NO. 2023011044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING DESCRIBED AS A PORTION OF A 180 ACRE TRACT DESCRIBED IN VOLUME 320, PAGE 130, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLOTTING SCALE: 1" = 500'
DRAWN BY: PMC
REVIEWED BY: TJC/DRS
PROJECT NO: 25203
FILE: L:\25203_GR-PH1 BND-EX
DATE: JANUARY 8, 2026

EXHIBIT

SHEET 2 / 3

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	88°29'33"	50.00'	77.22'	S60°16'21"W	69.77'	48.70'
C2	52°01'12"	15.00'	13.62'	S42°02'11"W	13.16'	7.32'
C3	82°13'47"	15.00'	21.53'	S26°55'54"W	19.73'	13.09'
C4	5°24'27"	970.00'	91.55'	S16°53'13"E	91.51'	45.81'
C5	92°21'47"	15.00'	24.18'	S65°46'19"E	21.65'	15.63'
C6	92°40'43"	15.00'	24.26'	S21°42'26"W	21.70'	15.72'
C7	1°06'46"	975.00'	18.94'	N44°12'19"W	18.94'	9.47'
C8	18°28'53"	1025.00'	330.63'	S52°53'23"E	329.19'	166.76'
C9	19°12'26"	325.00'	108.95'	S78°05'47"W	108.44'	54.99'
C10	10°23'12"	525.00'	95.17'	N70°15'49"W	95.04'	47.72'
C11	85°15'01"	15.00'	22.32'	N32°49'54"W	20.32'	13.81'
C12	12°52'22"	440.00'	98.86'	N00°10'22"W	98.65'	49.64'
C13	85°41'27"	15.00'	22.43'	N49°27'16"W	20.40'	13.91'
C14	105°16'13"	15.00'	27.56'	N35°03'54"E	23.84'	19.64'
C15	30°39'02"	440.00'	235.38'	N32°53'44"W	232.58'	120.58'
C16	99°19'28"	15.00'	26.00'	S82°07'01"W	22.87'	17.66'
C17	88°28'01"	15.00'	23.16'	N11°46'44"W	20.93'	14.60'
C18	91°31'59"	15.00'	23.96'	S78°13'16"W	21.50'	15.41'
C19	88°28'01"	15.00'	23.16'	N11°46'44"W	20.93'	14.60'
C20	1°19'08"	5769.58'	132.80'	N31°39'15"E	132.80'	66.40'
C21	0°50'38"	2251.83'	33.17'	N69°35'15"E	33.17'	16.58'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S21°13'17"E	252.10'
L2	N57°03'25"E	92.20'
L3	S21°13'37"E	541.15'
L4	S76°57'41"W	56.62'
L5	S20°15'29"W	103.49'
L6	S68°02'47"W	378.48'
L7	S21°57'13"E	50.00'
L8	S68°02'47"W	10.91'
L9	S14°10'59"E	97.67'
L10	S14°10'59"E	23.53'
L11	S21°56'07"E	50.00'
L12	S25°25'59"E	114.51'
L13	S65°39'32"W	60.01'
L14	S68°02'47"W	109.17'
L15	S66°44'27"W	54.68'
L16	S64°01'34"W	46.16'
L17	S63°57'46"W	10.87'
L18	S61°10'46"W	55.98'
L19	S58°22'09"W	56.89'
L20	S56°47'19"W	299.53'
L21	S56°45'45"W	11.25'
L22	S52°33'45"W	64.07'
L23	S44°51'01"W	71.92'
L24	S46°21'04"W	50.00'
L25	S27°52'11"W	120.00'
L26	N43°57'02"W	61.96'
L27	N53°51'02"W	60.21'
L28	N52°52'28"W	50.73'
L29	N77°18'19"W	51.59'
L30	N49°46'18"W	63.22'
L31	S62°40'59"W	59.50'
L32	N56°52'50"W	38.87'
L33	S86°23'00"W	84.96'
L34	N78°50'25"W	60.65'
L35	N63°27'09"W	30.26'
L36	N39°58'17"W	36.21'
L37	S87°42'00"W	50.95'
L38	S29°32'05"E	31.24'
L39	S46°59'10"E	52.29'
L40	S45°57'40"E	56.02'
L41	S28°10'18"E	19.85'
L42	S30°13'20"W	40.26'
L43	S09°14'34"W	54.99'
L44	S23°10'15"W	84.59'
L45	S24°02'23"W	106.03'
L46	N65°04'13"W	17.12'
L47	N09°47'36"E	173.72'
L48	N08°01'43"E	30.80'
L49	N83°44'11"W	60.00'
L50	S87°42'00"W	13.80'
L51	N02°18'00"W	50.00'
L52	N50°37'41"W	50.37'
L53	N56°00'45"W	210.08'
L54	N55°05'37"W	50.05'
L55	N56°00'45"W	148.82'
L56	N30°59'53"E	366.12'
L57	S37°57'55"E	604.03'
L58	N58°42'51"E	1140.60'
L59	N22°18'00"W	731.53'
L60	N69°09'55"E	119.39'
L61	N69°09'55"E	521.11'
L62	S65°39'32"W	25.01'
L63	S25°29'14"E	149.24'
L64	N68°02'47"E	265.39'
L65	S21°57'13"E	30.00'
L66	S68°02'48"W	12.50'
L67	S21°57'57"E	209.63'
L68	S83°06'01"E	68.10'
L69	N69°05'41"E	154.47'
L70	S21°16'00"E	216.08'
L71	S69°04'28"W	136.96'
L72	N20°53'05"W	177.88'
L73	N83°06'01"W	117.46'
L74	N21°57'57"W	234.40'
L75	S68°02'47"W	246.69'
L76	N25°29'10"W	168.45'
L77	N65°39'32"E	20.00'

SHEET 3 / 3

EXHIBIT

PLOTTING SCALE: 1" = 500'
DRAWN BY: PMC
REVIEWED BY: TJC/DRS
PROJECT NO: 25203
FILE: L:\25203_GR-PH1 BND-EX
DATE: JANUARY 8, 2026

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

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: Chelsea Osbourn

Date: 2/6/26

Signature of Customer/Agent:

Chelsea Osbourn

Regulated Entity Name: Canady Tract Subdivision Phase 1

Project Information

1. County: Williamson
2. Stream Basin: North Fork San Gabriel - Hamilton Branch
3. Groundwater Conservation District (if applicable): None
4. Customer (Applicant):

   Contact Person: Justin Reynolds
   Entity: Sapelo Liberty Hill, LP
   Mailing Address: 1608 W 5th St., Suite. 240
   City, State: Austin, TX Zip: 78703
   Telephone: (512) 470-9297 Fax: _____
   Email Address: justin.reynolds@sapelogroup.com

5. Agent/Representative (If any):

Contact Person: Chelsea Osbourn
Entity: Gray Civil, Inc.
Mailing Address: 5316 W. US Hwy 290 Service Rd., Suite 220
City, State: Austin, Texas Zip: 78735
Telephone: (512) 452-0371 Fax: _____
Email Address: cosbourne@gray-civil.com

6. Project Location:

☐ The project site is located inside the city limits of _____.
☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
☒ 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.

West of the intersection of Ranch Road 1869 and N Hwy 183

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: 144
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 42.36 Acres

Total disturbed area: 35.85 Acres

14. Estimated projected population: _____

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	396,591 sf	÷ 43,560 =	9.10 ac
Parking	N/A	÷ 43,560 =	N/A
Other paved surfaces	324,622 sf	÷ 43,560 =	7.45 ac
Total Impervious Cover	682,122 sf	÷ 43,560 =	16.56 ac

Total Impervious Cover 16.56 **÷ Total Acreage** 42.36 **X 100 =** 39.09**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is: Canady Tract Wastewater Treatment Facility

☐ Existing.
☒ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = _____'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.

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

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

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☒ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☐ The site will not be used for low density single-family residential development.

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

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

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

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

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

- ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

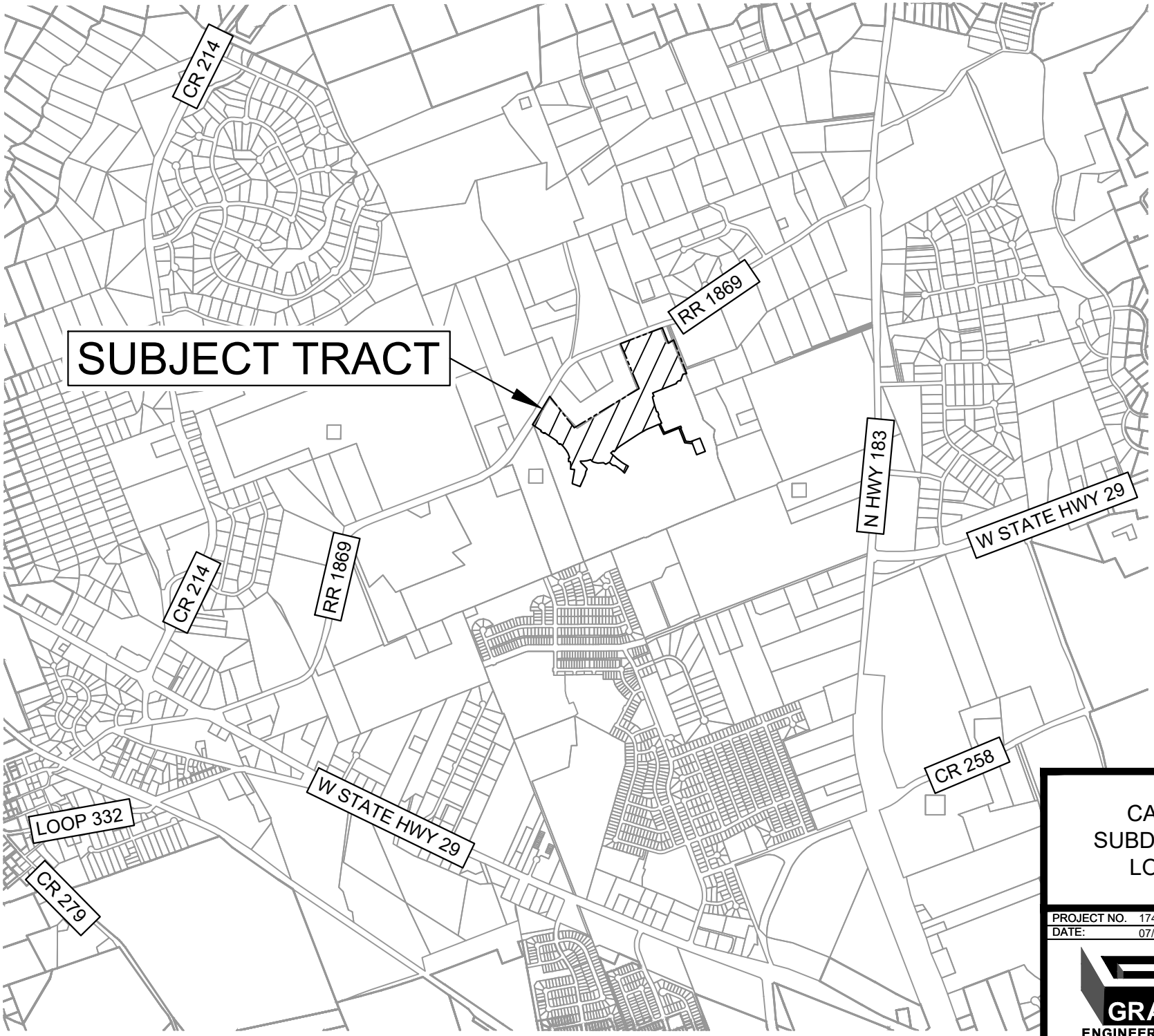
Administrative Information

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

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.



SCALE: 1" = 3000'
GRAPHIC SCALE IN FEET
0 1500' 3000' 6000'

SITE BOUNDARY

SUBJECT TRACT

CANADY TRACT SUBDIVISION PHASE 1 LOCATION MAP

PROJECT NO.	1743-11800	DRAWN BY:	TM
DATE:	07/05/2024	CHECKED BY:	CLO

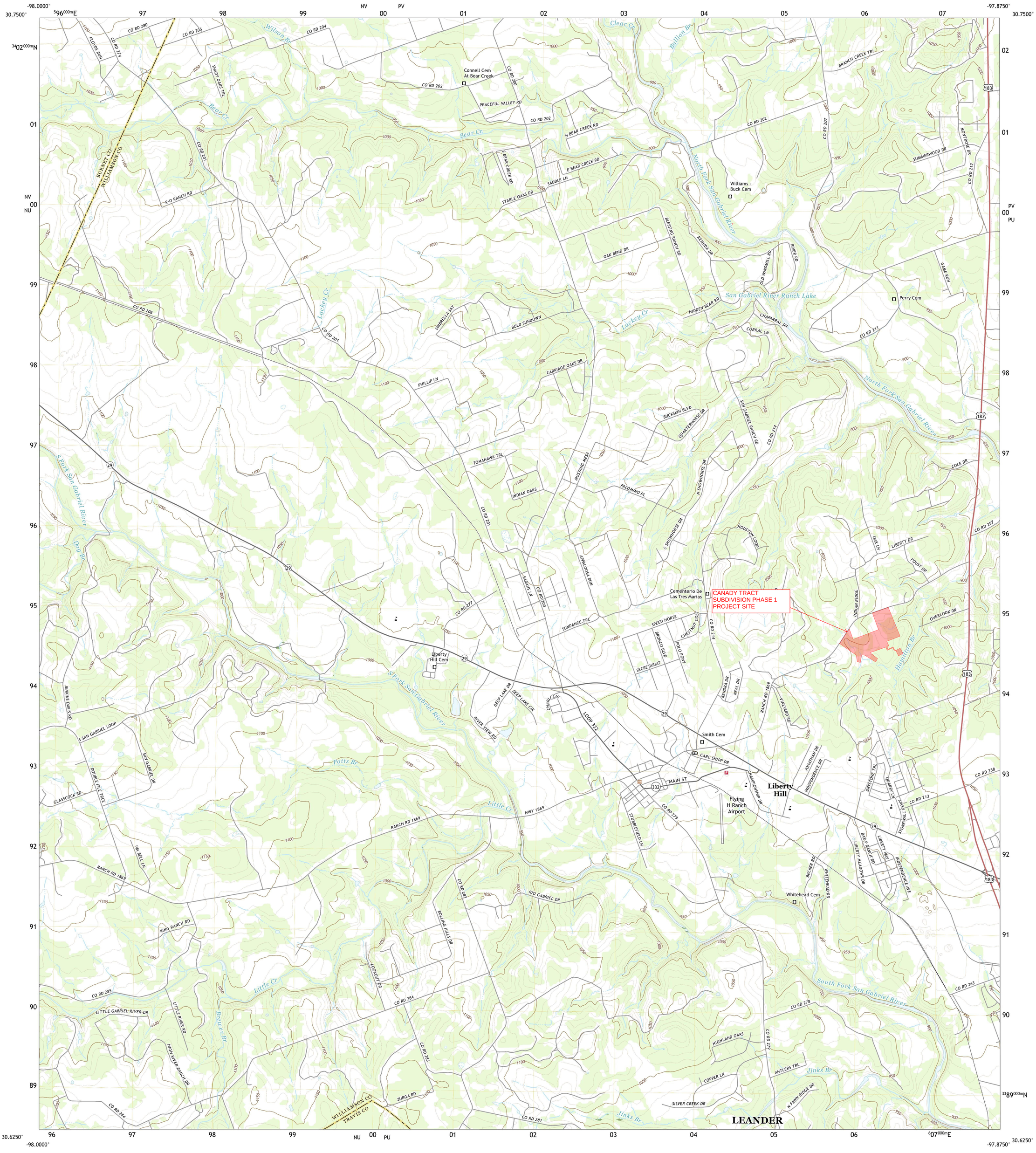
GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 140
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (+-143AC)\CADEXHIBITS\CANADY PHASE 1 LOCATION MAP.DWG DATE: 11/12/2025 10:58:04 AM BY: LCARTER

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

The National Map US Topo

LIBERTY HILL QUADRANGLE
TEXAS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2016 - November 2016
Roads..... U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 2008 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

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

MN
GN
3°50′ 68 MILS
0°33′ 10 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

TEXAS
QUADRANGLE LOCATION

1 Joppa
2 Mahomet
3 Florence
4 Bertram
5 Leander NE
6 Travis Peak
7 Nameless
8 Leander
ADJOINING QUADRANGLES

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

LIBERTY HILL, TX
2022

NSN 7643016397012
NGA REF NO. USGSX24K25631

Attachment C – Project Narrative

Area of Site

The Canady Tract Subdivision is situated on 156.53 acres located approximately 0.7 miles west of the intersection of Ranch Road 1869 and N US Highway 183 in Williamson County, Texas, with Ranch Road 1869 forming the northern boundary of the site. Phase 1 is comprised of 42.36 acres on the north side of the site.

Offsite Areas

Offsite areas that impact Phase 1 of the Canady Tract Subdivision are located to the north, east, south, and southwest of the project site. Runoff from these areas will flow through the site and BMPs, and is accommodated by the proposed drainage improvements in the site, but no specific or additional treatment is required or proposed for these offsite areas.

Impervious Cover

There is no existing impervious cover present within the project site. In total, 35.85 acres will be disturbed by regulated activities (grading, utility installation, road construction, and home construction) and will be accounted for in proposed erosion controls. Of the disturbed area, Phase 1 contains 16.56 acres of impervious cover. The proposed impervious cover is comprised of 144 single-family residential lots the associated street and utility improvements, and the on-site wastewater treatment plant.

Permanent BMPs

Four (4) total permanent BMPs are proposed for this project: two (2) batch detention ponds, one (1) engineered vegetative filter strip, and one (1) natural vegetative filter strip.

Batch Detention Pond A receives 9.34 acres of runoff, including 2.36 acres from an offsite drainage area, with 3.32 acres of impervious cover. This results in a required TSS removal of 2,881 lbs. In order to account for additional untreated runoff, as well as provide adequate detention, Pond A is sized to remove 3,393 lbs.

Batch Detention Pond B receives 40.04 acres of runoff, including 19.55 acres from an offsite drainage area, with 9.14 acres of impervious cover. This results in a required TSS removal of 7,955 lbs. In order to account for runoff from future Phases that will drain to this pond, as well as some additional untreated runoff, Pond B is sized to remove 9,152 lbs.

PR-2.4 Vegetative Filter Strip is an engineered vegetative filter strip receiving 0.63 acres of runoff with 0.29 acres of impervious cover. This requires a TSS load removal of 252 lbs. Vegetative Filter Strip 2.4 will provide 278 lbs. of treatment.

Wastewater Treatment Plant (WWTP) Vegetative Filter Strip is a natural vegetative filter strip receiving 4.49 acres of runoff with 0.21 acres of impervious cover. This requires a TSS load removal of 183 lbs. WWTP Vegetative Filter Strip will provide 260 lbs. of treatment.

Temporary BMPs

Two (2) temporary BMPs are also proposed for this project, one (1) engineered vegetative filter strip, two (2) natural vegetative filter strips, and one (1) grassy swale.

PR-2.3 Vegetative Filter Strip is an engineered vegetative filter strip receiving 1.23 acres of runoff with 0.52 acres of impervious cover. This requires a TSS load removal of 453 lbs. Vegetative Filter Strip 2.3 provides 500 lbs. of treatment. The runoff treated by this temporary BMP will be captured and conveyed to a batch detention pond in a future phase of the project, at which point Vegetative Filter Strip 2.3 will be removed.

Access Road Vegetative Filter Strip 1 is a natural vegetative filter strip receiving 0.43 acres of runoff with 0.07 acres of impervious cover. This requires a TSS load removal of 61 lbs. Access Road Vegetative Filter Strip 1 provides 71 lbs. of treatment. The runoff treated by this temporary BMP will be captured and conveyed to a batch detention pond in a future phase of the project, at which point Access Road Vegetative Filter Strip 1 will be removed.

Access Road Vegetative Filter Strip 2 is a natural vegetative filter strip receiving 0.56 acres of runoff with 0.10 acres of impervious cover. This requires a TSS load removal of 87 lbs. Access Road Vegetative Filter Strip 2 provides 101 lbs. of treatment. The runoff treated by this temporary BMP will be captured and conveyed to a batch detention pond in a future phase of the project, at which point Access Road Vegetative Filter Strip 2 will be removed.

Grassy swale 2.1 receives 1.07 acres of runoff with 0.88 acres of impervious cover. This requires a TSS load removal of 766 lbs. Grassy Swale 2.1 provides 684 lbs of treatment. The 82 lbs. of treatment required that is not provided by Grassy Swale 2.1 is accounted for in the excess treatment provided by other BMPs within the project. The runoff treated by this temporary BMP will be captured and conveyed to a batch detention pond in a future phase of this project, at which point Grassy Swale 2.1 will be removed.

Site History, Previous Development & Areas to be Demolished

No significant construction has occurred on site; there is no demolition of existing structures planned in the construction of Phase 1.

Phase 1 of the Canady Tract Subdivision is located within the Edward's Aquifer Contributing Zone. No proposed development is located within the FEMA 100-yr floodplain in accordance with Flood Rate Insurance Map (FIRM) Panel No. 48491C0245F, effective December 20, 2019.

Table 1: TSS Removal Calculations Summary

BASIN	RUNOFF AREA (AC)	IMPERVIOUS AREA (AC)	TSS REQ (LB)	REQ. VOLUME (CF)	DES. VOLUME (CF)	TSS REMOVED (LB)
POND A	6.98	3.31	2881	35518	40232	3393
POND B	20.46	9.14	7955	77712	77712	9152
PR-2.4 VFS	0.63	0.29	252	-	-	278
PR-2.3 VFS	1.23	0.52	453	-	-	500
ACS RD VFS-1	0.78	0.07	61	-	-	76
ACS RD VFS-2	0.56	0.10	87	-	-	101
WWTP VFS	4.49	0.21	183	-	-	260
GS 2.1	1.07	0.88	766	-	-	684
UNTREATED	6.16	2.04	1776	-	-	-
TOTAL	**42.36**	**16.56**	**14414**	**-**	**-**	**14444**

Attachment D – Factors Affecting Surface Water Quality

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

Attachment E – Volume and Character of Stormwater

The majority of runoff from Phase 1 will drain to on-site BMPs where it will be treated. Small areas of runoff will bypass treatment and discharge, via existing drainage patterns, to Hamilton Branch. The site ultimately drains through to the North Fork San Gabriel River via Hamilton Branch.

The total drainage area being conveyed to BMPs is 36.20 acres of runoff with 14.52 acres of impervious cover. These areas are conveyed to two batch detention ponds, two engineered vegetative filter strips, three natural vegetative filter strips, and one grassy swale. 6.16 acres of the site, with 2.04 acres of impervious cover, are not being captured by BMPs. The peak flow to each BMP in a 100-year storm event is shown in Table 1 below:

Table 1: Peak Flow to BMPs in 100-year Storm Event

BMP	100-yr Flow Volume (cfs)
Pond A	96.88
Pond B	358.54
PR-2.4 VFS	8.09
PR-2.3 VFS	14.96
ACS RD VFS-1	2.51
ACS RD VFS-2	3.40
WWTP VFS	24.95
PR-2.1 Grassy Swale	14.02

An overall drainage area map, water quality calculations, existing and proposed hydrology maps, and other pertinent information associated with the BMPs are included with this submittal.

Attachment F – Suitablity Letter from Authorized Agent

Not applicable to this project.

Attachment G – Alternative Secondary Containment Methods

Not applicable to this project.

Attachment H – AST Containment Structure Drawings

Not applicable to this project.

Attachment I – 20% or Less Impervious Cover Waiver

Not applicable to this project.

Attachment J – BMPs for Upgradient Stormwater

The majority of upgradient stormwater will be conveyed through undeveloped portions of the site and therefore does not require treatment. Runoff from these areas will flow through the site and BMPs, and is accommodated by the proposed drainage improvements in the site, but no specific or additional treatment is required or proposed for these offsite areas.

Attachment K – BMPs for On-Site Stormwater

The majority of TSS removal will occur by way of two batch detention water quality ponds. In addition, there will be two permanent vegetative filter strips, three temporary vegetative filter strips, and one temporary grassy swale to account for a portion of the runoff that is not being treated by these ponds. The location and calculations for these BMPs can be found in the attached construction plans, with the relevant TSS removal calculations also attached on the following sheets for reference.

Batch Detention Pond A TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Canady Tract - Phase 1 - Pond A
Date Prepared: 10/6/2025

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 * =	42.36	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.56	acres
Total post-development impervious cover fraction * =	0.39	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	14414	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	6.98	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.31	acres
Post-development impervious fraction within drainage basin/outfall area =	0.47	
$L_{M\ THIS\ BASIN}$ =	2881	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Batch	
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: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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

A_C =	6.98	acres
A_I =	3.31	acres
A_P =	3.67	acres
L_R =	3393	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	3393	lbs.	3100
F =	1.00		

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 =	4.00	inches
Post Development Runoff Coefficient =	0.34	
On-site Water Quality Volume =	34833	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	2.36	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.02	
Off-site Water Quality Volume =	685	cubic feet
Storage for Sediment =	7104	
Total Capture Volume (required water quality volume(s) x 1.20) =	42622	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

Batch Detention Pond B TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 - Pond B**
Date Prepared: **10/6/2025**

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 * =	**42.36**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**20.46**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**9.14**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.45**	
$L_{M\ THIS\ BASIN}$ =	**7955**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	**Batch**	
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_I 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 =	**20.46**	acres
A_I =	**9.14**	acres
A_P =	**11.32**	acres
L_R =	**9387**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**9152**	lbs.	3100
F =	**0.97**		

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-

Rainfall Depth =	**3.00**	inches
Post Development Runoff Coefficient =	**0.33**	
On-site Water Quality Volume =	**73454**	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	**19.55**	acres	
Off-site Impervious cover draining to BMP =	**0.00**	acres	
Impervious fraction of off-site area =	**0.00**		
Off-site Runoff Coefficient =	**0.02**		77712
Off-site Water Quality Volume =	**4258**	cubic feet	
Storage for Sediment =	**15542**		
Total Capture Volume (required water quality volume(s) x 1.20) =	**93254**	cubic feet	

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

PR-2.4 Vegetative Filter Strip TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 - PR-2.4 VFS**
Date Prepared: **10/6/2025**

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 * =	42.36	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.56	acres
Total post-development impervious cover fraction * =	0.39	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	0.63	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.29	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.29**	
$L_{M\ THIS\ BASIN}$ =	**252**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	**85**	percent

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

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

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

A_C =	0.63	acres
A_I =	0.29	acres
A_P =	**0.34**	acres
L_R =	**278**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 278 lbs. 3100

F = **1.00**

PR-2.3 Vegetative Filter Strip TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 - PR-2.3 VFS**
Date Prepared: **10/6/2025**

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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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 * =	42.36	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.56	acres
Total post-development impervious cover fraction * =	0.39	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	14414	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.23	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.52	acres
Post-development impervious fraction within drainage basin/outfall area =	0.42	
$L_{M\ THIS\ BASIN}$ =	453	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

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

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

A_C =	1.23	acres
A_I =	0.52	acres
A_P =	0.71	acres
L_R =	500	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 500 lbs. 3100

F = 1.00

Access Road Vegetative Filter Strip 1 TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 -ACS RD VFS-1**
Date Prepared: **10/6/2025**

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.
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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 * =	**42.36**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**0.43**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.07**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.16**	
$L_{M\ THIS\ BASIN}$ =	**61**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	**Vegetated Filter Strips**	
Removal efficiency =	**85**	percent

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

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

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

A_C =	**0.43**	acres
A_I =	**0.07**	acres
A_P =	**0.36**	acres
L_R =	**71**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**71**	lbs.	**3100**
F =	**1.00**		

Access Road Vegetative Filter Strip 2 TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 -ACS RD VFS-2**
Date Prepared: **10/6/2025**

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 * =	**42.36**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**0.56**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.10**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.18**	
$L_{M\ THIS\ BASIN}$ =	**87**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	**Vegetated Filter Strips**	
Removal efficiency =	**85**	percent

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

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

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

A_C =	**0.56**	acres
A_I =	**0.10**	acres
A_P =	**0.46**	acres
L_R =	**101**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**101**	lbs.	**3100**
F =	**1.00**		

WWTP Vegetative Filter Strip TSS Removal Calculations

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 - WWTP VFS**
Date Prepared: **10/6/2025**

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 * =	**42.36**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**4.49**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.21**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.05**	
$L_{M\ THIS\ BASIN}$ =	**183**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Vegetated Filter Strips**
Removal efficiency = **85** percent

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

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

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

A_C =	**4.49**	acres
A_I =	**0.21**	acres
A_P =	**4.28**	acres
L_R =	**260**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **260** lbs. **3100**

F = **1.00**

PR-2.1 Grassy Swale TSS Removal Calculations

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 * =	41.29	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	15.66	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	13630	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.07	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.88	acres
Post-development impervious fraction within drainage basin/outfall area =	0.82	
$L_{M\ THIS\ BASIN}$ =	766	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Grassy Swale	
Removal efficiency =	70	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_I 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 =	1.07	acres
A_I =	0.88	acres
A_P =	0.19	acres
L_R =	684	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 684 lbs. 3100

F = 1.00

15. Grassy Swales Designed as Required in RG-348 Pages 3-51 to 3-54

Design parameters for the swale:

Drainage Area to be Treated by the Swale = A =	1.06	acres
Impervious Cover in Drainage Area =	0.88	acres
Rainfall intensity = i =	1.1	in/hr
Swale Slope =	0.01	ft/ft
Side Slope (z) =	3	
Design Water Depth = y =	0.33	ft
Weighted Runoff Coefficient = C =	0.67	
A_{CS} = cross-sectional area of flow in Swale =	2.20	sf
P_W = Wetted Perimeter =	7.77	feet
R_H = hydraulic radius of flow cross-section = A_{CS}/P_W =	0.28	feet
n = Manning's roughness coefficient =	0.2	

15A. Using the Method Described in the RG-348

Manning's Equation: $Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$

$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ = 5.68 feet

Q = CiA = 0.78 cfs

To calculate the flow velocity in the swale:

V (Velocity of Flow in the swale) = Q/A_{CS} = 0.36 ft/sec

To calculate the resulting swale length:

L = Minimum Swale Length = V (ft/sec) * 300 (sec) = 106.52 feet

Attachment L – BMPs for Surface Streams

No BMPs are proposed specifically for surface streams. The proposed on-site BMPs and drainage systems are designed to follow existing flow patterns.

Attachment M – Construction Plans

Construction plans for temporary and permanent BMPs are attached.

CONSTRUCTION PLANS FOR

CANADY TRACT PHASE 1

CONSTRUCTION PLAN

WILLIAMSON COUNTY, TX

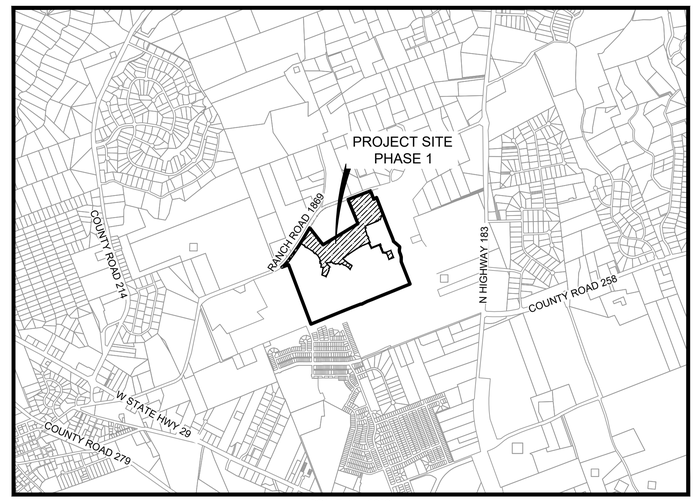
SEPTEMBER 2025

OWNER:
SAPELO LIBERTY HILL, LP
CONTACT: JUSTIN REYNOLDS
EMAIL: JUSTIN.REYNOLDS@SAPELOGROUP.COM
PHONE: (512)470-9297
1608 W 5TH STREET
SUITE 240
AUSTIN, TX 78703

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

GENERAL NOTES:

1. THIS PROJECT IS LOCATED WITHIN THE NORTH FORK SAN GABRIEL RIVER WATERSHED.
2. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAN IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0245F, EFFECTIVE DATE DECEMBER 20,2019 FOR WILLIAMSON COUNTY TEXAS.
4. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED."



SCALE: 1" = 2000'

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21	BAXLEY AVENUE (1+00 TO END)
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81	WASTEWATER LINE B (8+00-END)
82	WASTEWATER LINE C (1+00-10+00)
83	WASTEWATER LINE C (10+00-END)
84	WASTEWATER LINE D (1+00-END)
85	WASTEWATER LINE E (1+00-11+00)
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REVIEWED BY:

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS **(WCSR 2021B)**

WILLIAMSON COUNTY DATE

GEORGETOWN UTILITY SYSTEMS DATE

WILLIAMSON COUNTY MUD 61 DATE

ESD NO. 4 DATE

NO.	DATE	SHEETS	REVISION DESCRIPTION

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED
PROFESSIONAL ENGINEER
02/06/2026

SUBMITTED BY:

2/6/26

CHELSEA OSBOURN, TEXAS PE #140080 **DATE**
GRAY CIVIL, INC. TBPELS FIRM #2946

GRAY
GRAY CIVIL, INC.
512-452-0371
gray-civil.com
8834 N. Capital of Texas Highway, Suite 140
5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM #2946

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\SHEETS\12014-C-COVR.DWG DATE: 2/5/2026 9:25:02 AM BY: LCARTER

GENERAL NOTES

1. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE "TEXAS DEPARTMENT OF TRANSPORTATION MANUAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES."
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
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 WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE WILLIAMSON COUNTY 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (512) 943-3367 (ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT).
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND 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.
7. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS.THE ENGINEER SHALL FURNISH WILLIAMSON COUNTY ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
8. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN THE 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. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE COUNTY ENGINEER.
9. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

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; ARE ON SHEET_____, ETC.).
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. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO WILLIAMSON COUNTY.

STREET AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A COUNTY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE COUNTY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. TELEPHONE (512) 943-3367 (INSPECTIONS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
4. BARRICADES BUILT TO WILLIAMSON COUNTY STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
5. ALL R.C.P. SHALL BE MINIMUM CLASS III.
6. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY MLA GEOTECHNICAL LABS AND THE PAVING SECTIONS DESIGNED IN ACCORDANCE WITH THE CURRENT WILLIAMSON COUNTY DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

CLASSIFICATION - LOCAL STREETS:
NINA FAYE AVE, TOXAWAY TERACE, TOXAWAY COVE, WADDEL STREET,
CLOISTER BEND, MERE AVE, SKIDAWAY LOOP, STEADMAN DRIVE,
STEADMAN PLACE, OSSABAW AVE, TYBEE PLACE, BAXLEY AVE,
LEMONS STREET, SHIRAHS STREET:

MATERIALS
CRUSHED LIMESTONE BASE
HOT MIX ASPHALTIC CONCRETE

CLASSIFICATION - MINOR COLLECTOR STREETS:
CANADY AVE, REYNOLDS RANCH:

MATERIALS
CRUSHED LIMESTONE BASE
HOT MIX ASPHALTIC CONCRETE

Street Classification	Subgrade Material	Hot Mix Asphaltic Concrete, in	Crushed Limestone Base, in	Lime Stabilized Subgrade, in
Local Streets	Limestone	2.0	8	-
	Subgrade PI < 20	2.0	12	-
	Subgrade 20 < PI < 35	2.0	12	8
	Subgrade 36 < PI < 55	2.0	14	8
Collectors	Limestone	2.0	10	-
	Subgrade PI < 20	2.0	14	-
	Subgrade 20 < PI < 35	2.0	14	8
	Subgrade 36 < PI < 55	2.0	16	8

7. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATIONS OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
8. WHERE PI'S ARE OVER 20, THE SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE COUNTY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.
9. ANY EXPANSIVE FILL (PI > 20) PLACED IN THE SUBGRADE SHALL BE CONSIDERED EXPANSIVE SUBGRADE.
10. THE PRIMARY PAVEMENT DESIGN OPTION FOR AREAS WITH MORE THAN 2 FEET OF EXPANSIVE CLAY SHALL BE THE HIGH PLASTICITY SUB-BASE OPTION. IF NOT FEASIBLE, AN ALTERNATE STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL.
11. DELINEATION BETWEEN THESE DIFFERENT PAVEMENT THICKNESS SECTIONS SHOULD BE COMPLETED IN THE FIELD BY OBSERVATION OF OPEN UTILITIES TRENCHES AND THE PAVEMENT SUBGRADE BY THE GEOTECHNICAL ENGINEER OR HIS DESIGNATE. GIVEN THE KNOWN VARIABILITY OF SURFACE SOILS AND THE PRESENCE OF FAULTS AT THIS SITE, THE GEOTECHNICAL ENGINEER MUST VERIFY THE SUBGRADE BEFORE INSTALLATION OF THE PAVEMENT SYSTEM CAN PROCEED. MULTIPLE SITE VISITS MAY BE REQUIRED DEPENDING UPON THE CONSTRUCTION SCHEDULE. FINALIZED DISTINCTION BETWEEN PAVEMENT SECTIONS SHALL BE PROVIDED AS ADDENDUMS TO THIS REPORT AS THESE OBSERVATIONS ARE COMPLETED. PLEASE CONTACT THE GEOTECHNICAL ENGINEER WITH THE UTILITY TRENCHES ARE OPEN.
12. THE SUBGRADE IMPROVEMENT (LOW PLASTICITY SUB-BASE OR APPROVED ALTERNATE) SHOULD BE EXTENDED 3 FEET BEYOND THE BACK OF THE CURB LINE.
13. THESE PAVEMENT THICKNESS DESIGNS ARE INTENDED TO TRANSFER THE LOAD FROM THE ANTICIPATED TRAFFIC CONDITIONS.
14. THE RESPONSIBILITY OF ASSIGNING STREET CLASSIFICATION TO THE STREETS IN THIS PROJECT IS LEFT TO THE CIVIL ENGINEER.
15. IF PAVEMENT DESIGNS OTHER THAN THOSE LISTED ABOVE ARE DESIRED, PLEASE CONTACT HOLT ENGINEERING.

TRAFFIC MARKING NOTES

1. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

EROSION AND SEDIMENTATION CONTROL NOTES

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. 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.
3. 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 BY WILLIAMSON COUNTY FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE COUNTY ENGINEER, THEY ARE WARRANTED.
4. 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.
5. 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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

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 ONSITE.
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:

11.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;
11.B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
11.C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
11.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

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

1. ALL CONSTRUCTION ACTIVITES DISTURBING ONE ACRE AND GREATER MUST OBTAIN STORM WATER DISCHARGE AUTHORIZATION FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)UGH COMPLIANCE WITH TCEQ'S GENERAL PERMIT #TXR150000. THE PRIMARY CONSTRUCTION SITE OPERATOR(S) [PCSO]PREPARE AND IMPLEMENT AN SWP3 THROUGHOUT CONSTRUCTION WHICH INCLUDES THE EROSION AND SEDIMENT CONTROL (ESC) PLAN AND OTHER BEST MANAGEMENT PRACTICES (BMPS) SPECIFIED IN THESE PLANS APPROVED BY WILLIAMSON COUNTY.
2. SMALL CONSTRUCTION ACTIVITIES DISTURBING BETWEEN ONE AND FIVE ACRES SHALL POST A TCEQ CONSTRUCTION SITE NOTICE (CSN) ON SITE PRIOR TO COMMENCING CONSTRUCTION. LARGE CONSTRUCTION ACTIVITIES DISTURBING FIVE ACRES OR GREATER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO TCEQ AND POST THE NOI ON SITE AT LEAST SEVEN (7) DAYS PRIOR TO BEGINNING CONSTRUCTION. NOTICES POSTED MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE PCSO MUST REVISE THE SWP3 WHENEVER CHANGING SITE CONDITIONS, OR A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE HAS A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS NOT PREVIOUSLY ADDRESSED; OR WHEN RESULTS OF INSPECTIONS BY SITE OPERATORS, WILLIAMSON COUNTY , TCEQ, OR OTHER LOCAL AGENCY AUTHORIZED TO APPROVE ESC PLANS INDICATE THE SWP3 IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS IN DISCHARGES FROM THE SITE.
4. TEMPORARY OR PERMANENT EROSION CONTROL AND STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE, AND AS SPECIFIED ON THE PLANS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THESE MEASURES MUST BE INITIATED N LATER THAN 14 DAYS AFTER CESSATION, UNLESS CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 21 DAYS IN THE AREA.
5. UPON FINAL STABILIZATION OF THE ENTIRE SITE, INCLUDING COMPLETION OF ALL STABILIZATION REQUIREMENTS OF THE APPROVED PLANS AND PERMIT AS VERIFIED BY WILLIAMSON COUNTY, THE PCSO SHALL SUBMIT A NOTICE OF TERMINATION (NOT) TO TCEQ.

UTILITY COMPANY CONTACT NUMBERS

P.E.C.
FOR PRE-CONSTRUCTION MEETINGS
CALL 505-7649
FOR UTILITY LINE LOCATION
CALL 505-7542

TIME WARNER CABLE
FOR PRE-CONSTRUCTION MEETINGS
CALL 485-6433
FOR UTILITY LINE LOCATION
CALL 485-6356

AT&T
FOR PRE-CONSTRUCTION MEETINGS
CALL 370-1000
FOR UTILITY LINE LOCATION
CALL 370-1000

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
FOR PRE-CONSTRUCTION MEETINGS
CALL 512-452-0371

WILLIAMSON COUNTY NOTES
B4 CONSTRUCTION - GENERAL

1. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO THE START OF CONSTRUCTION. THE DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND COUNTY ENGINEER SHALL ATTEND THIS MEETING. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE"TEXAS DEPARTMENT OF TRANSPORTATION MANUAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES" UNLESS OTHERWISE STATED ON THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER.
16. CONTRACTOR IS TO AVOID INSTALLATION OF UTILITIES, IRRIGATION LINES, PLANTINGS, ETC. IN THE BASE OVERBUILD.
2. ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE REMEDIAL ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.
3. ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE REMEDIAL ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.
4. ALL PROPOSED PAVEMENTS (FLEXIBLE AND RIGID) ARE TO BE SPECIFIED IN THE GEOTECH REPORT. THE GEOTECH REPORT IS TO BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. PAVEMENT DESIGNS SHALL FOLLOW THE BELOW COUNTY REQUIREMENTS BASED UPON SOIL CONDITIONS FROM SAMPLES TAKEN ALONG THE PROPOSED ROADWAYS. TEST BORINGS SHALL BE PLACED AT A MAXIMUM SPACING OF 500 FEET OR OTHER SAMPLING FREQUENCY APPROVED BY THE COUNTY ENGINEER BASED ON RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. BORINGS SHALL BE TO A DEPTH OF TEN FT OR, IF SOLID ROCK IS ENCOUNTERED, ONE FT BELOW NON-FRACTURED ROCK OR 3 FT BELOW FRACTURED ROCK. THE PAVEMENT DESIGN MUST MEET AT LEAST THE MINIMUM OF ONE OF THE APPROVED COUNTY DESIGNS AND PROVIDED IN THE GEOTECHNICAL REPORT FOR REVIEW AND APPROVAL PRIOR TO THE REVIEW AND APPROVAL OF THE CONSTRUCTION PLANS. IN ADDITION TO THE BASIS OF THE PAVEMENT DESIGN, THE SOILS REPORT SHALL CONTAIN THE RESULTS OF SAMPLED AND TESTED SUBGRADE FOR PLASTICITY INDEX.
5. FLEXIBLE PAVEMENT DESIGNS BASED ON ROADWAY CLASSIFICATION:

Minimum Local Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	2"	2"	2"	TxDOT Item 340 D- GR HMA PG 70-22 SAC B
Prime Coat or One Course Underseal	YES	YES	YES	AEP or TxDOT Item 316
Flexible Base (2)(5)	12"	12"	14"	TxDOT Item 247 FLBS TY A GR 5
Lime treated Subgrade (3)	NO	8"	8"	TxDOT Item 260

Notes:
(1) For Urban See Appendix B7 – B10 for HMA material requirements. Rural is also allowed B7.11
(2) See Appendix B6 for additional Flexible Base specifications.
(3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil.
(4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer.
(5) Should solid rock be encountered prior to the depth necessary for 12" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 8" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.

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

Notes:
(1) For Urban See Appendix B7 – B10 for HMA material requirements. Rural is also allowed B7.11
(2) See Appendix B6 for additional Flexible Base specifications.
(3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil.
(4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer.
(5) Should solid rock be encountered prior to the depth necessary for 14" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 10" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.

B5 SUBGRADE

1. THE PREPARATION OF THE SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER IN CONJUNCTION WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. WHEN THE PLASTICITY INDEX (PI) IS GREATER THAN 20, A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNTIL THE PI IS LESS THAN 20. IF THE ADDITION OF LIME AS DESCRIBED IN ITEM 260 IS NOT FEASIBLE, AN ALTERNATE STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TXDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.
2. IF LIME IS NECESSARY, THEN A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED, AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION TO PROPERLY STABILIZE SUBGRADE. THE USE OF HYDRATED LIME OR LIME SLURRY IS APPROVED; HOWEVER, THE USE OF PELLETIZED LIME IS NOT APPROVED.
3. PRIOR TO LIME STABILIZATION, A SULFATE TEST OF IN SITU SOILS SHALL BE PERFORMED BY DEVELOPER TO CONFIRM THE APPROPRIATE MEANS AND METHODS OF STABILIZATION. PROVIDE SULFATE TEST TO COUNTY STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.
4. ANY VARIATION TO THE COUNTY'S STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.
5. THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TXDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.
6. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF ALL INSPECTION REPORTS FURNISHED TO THE COUNTY ENGINEER. THE COUNTY ENGINEER MUST APPROVE THE REPORT PRIOR TO APPLICATION OF THE BASE MATERIAL. ALL DENSITY TEST REPORTS SHALL INCLUDE A COPY OF THE WORK SHEET SHOWING THE PERCENTAGE OF THE MAXIMUM DRY (PROCTOR) DENSITY. THE NUMBER AND LOCATION OF ALL SUBGRADE TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6 BASE MATERIAL

1. BASE MATERIAL SHALL CONFORM TO ITEM 247 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, "FLEXIBLE BASE". THE BASE MATERIAL SHALL BE TYPE A GRADE 4, OR AS APPROVED BY THE COUNTY ENGINEER. GRADE 4 MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF TABLE B6.1 BELOW:

Table B6.1: Gradation Specification for TY A, Grade 4

Master gradation sieve size	Cumulative % Retained
2 ½"	-
1 ¼"	0
7/8"	10% - 35%
3/8"	30% - 65%
#4	45% - 75%
#40	70% - 90%
#200	87% - 95%

2. EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.
3. THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM LIFT SHALL NOT EXCEED SIX INCHES. THE BASE MUST BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF THE TEST RESULTS FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL. PRIOR TO THE PLACEMENT OF THE FIRST LIFT OF BASE, THE STOCKPILE SHALL BE TESTED FOR THE SPECIFICATIONS FOUND IN ITEM 247 TABLE 1 AND THE RESULT FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL.

B7 BITUMINOUS PAVEMENT

1. URBAN ROADS REQUIRE A MINIMUM 2 INCH WEARING SURFACE OF HMAC TYPE D. THE MIX SHALL BE FROM A TXDOT CERTIFIED PLANT AND THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.
2. IF PROVIDING

CONSTRUCTION SEQUENCE OF EVENTS

1. CALL DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION, DEVELOPMENT ENGINEERING, CONSTRUCTION INSPECTION, AND THE ENVIRONMENTAL AND CONSERVATION SERVICES DEPARTMENT 48 HOURS PRIOR TO BEGINNING ANY WORK. CALL THE ONE CALL CENTER FOR UTILITY LOCATIONS AND OBTAIN PERMIT FOR ANY WORK WITHIN THE CITY OF GEORGETOWN OR WILLIAMSON COUNTY R.O.W. TREE PROTECTION WILL ALSO BE INSTALLED.
2. INSTALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH LOCATIONS AND DETAILS SHOWN ON THE PLANS. PRIOR TO CLEARING AND GRUBBING, NOTIFY CITY OF GEORGETOWN AND WILLIAMSON COUNTY INSPECTORS WHEN EROSION CONTROLS ARE INSTALLED.
3. HOLD PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE CONTRACTOR, DESIGN ENGINEER, OWNERS REPRESENTATIVE AND THE CITY'S ENVIRONMENTAL INSPECTOR(UTILITY DEPARTMENT DEVELOPMENT ENGINEER, (512) 930-3582 REQUIRES 72 HOURS ADVANCE NOTICE) AFTER INSTALATION OF THE EROSION / SEDIMENTATION AND PRIOR TO BEGINNING ANY WORK.
4. BEGIN CONSTRUCTION OF PROJECT AS FOLLOWS:
   - A. ROUGH CUT / GRADE STREET, CHANNELS, PONDS, DRAINAGE FACILITIES TO ENSURE NO MAJOR DEVIATIONS TO PROPOSED DRAINAGE PATTERNS OCCUR DURING CONSTRUCTION
   - B. INSTALL ALL UTILITIES
   - C. INSTALL ALL CROSSINGS WITHIN STREET RIGHT-OF-WAYS
   - D. PREPARE SUBGRADE
   - E. CONSTRUCT STREET BASE
   - F. INSTALL CURB AND GUTTER
   - G. COMPLETE ALL ROUGH GRADING AND UNDERGROUND UTILITIES IN STREET RIGHT-OF-WAYS
   - H. LAY FINAL BASE COURSE
   - I. LAY ASPHALT
   - J. COMPLETE ALL NECESSARY FINAL GRADING AND DRESS UP OF AREAS DISTURBED DURING CONSTRUCTION
5. HOLD OWNERS POST-CONSTRUCTION CONFERENCE ON SITE WITH THE CONTRACTOR, DESIGN ENGINEER, OWNER'S REPRESENTATIVE AND THE CITY'S ENVIRONMENTAL ENGINEER.
6. AFTER ACCEPTANCE OF REVEGETATION BY THE OWNER AND THE CITY'S INSPECTOR, REMOVE TEMPORARY SEDIMENTATION AND EROSION CONTROLS
7. FINAL INSPECTION BY COUNTY AND CITY WITH CONTRACTOR AND ENGINEER.

W.C.E.S.D. #4 NOTES

(2) SECTION C105.2 INSTALLATION

FIRE HYDRANTS MUST BE INSTALLED WIT HTHE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE (5) INCH OPENING MUST FACE THE DRIVEWAY OR STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2-2.5" NST OUTLETS, 1 - 5.0" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PAINTED SILVER IN COLOR AND DESIGNATED BY A BLUE REFLECTOR IN THE CENTER OF THE STREET.

PEDERNALES ELECTRIC COMPANY NOTES

1. A PRE-CONSTRUCTION SAFETY MEETING WITH PEDERNALES ELECTRIC COOPERATIVE, INC. ("PEC") IS REQUIRED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN THE PROJECT BEING SHUT DOWN. CALL MARSHA MOORE, AT 1-800-868-4791 EXT. 7161 TO SCHEDULE A PRE-CONSTRUCTION SAFETY MEETING.
2. BARRICADES MUST BE ERECTED 15 FEET FROM ELECTRIC TRANSMISSION STRUCTURES DURING CONSTRUCTION.
3. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD ELECTRIC TRANSMISSION FACILITIES AS NOTIFICATION OF THESE ELECTRICAL FACILITIES. (THIS NOTE SHOULD BE SHOWN ON GRADING PLANS).
4. FEDERAL, STAT AND LOCAL LAWS REGULATE THE ACTIVITIES OF THOSE WHO WORK NEAR OVERHEAD POWER LINES, INCLUDING MOVING EQUIPMENT, AND GOVERN MINIMUM ELECTRIC LINE CLEARANCE REQUIREMENTS FOR SUCH WORK. CRIMINAL PENALTIES MAY RESULT FOR ANY VIOLATIONS. CONSTRUCTION WILL BE WITHIN THE MOST RESTRICTIVE MINIMUM ELECTRIC CLEARANCE.
5. PROPERTY OWNER SHALL NOT CONSTRUCT, LOCATE, OR CAUSE TO BE CONSTRUCTED OR LOCATED, ANY BUILDING OR HABITABLE STRUCTURE WITHIN PEC'S EASEMENT AND RIGHT-OF-WAY. THE TERMS "BUILDING" AND "HABITABLE STRUCTURE" SHALL INCLUDE, BUT ARE NOT LIMITED TO, ANY HOUSE, APARTMENT, DWELLING, MOBILE HOME, GARAGE, OUT BUILDING, EQUIPMENT SHELTER,FARM OR LIVESTOCK FACILITIES, STORAGE BARNS, HUNTING STRUCTURE, OR STORAGE SHEDS. IT IS FURTHER EXPRESSLY UNDERSTOOD BY PROPERTY OWNER, AND PROPERTY OWNER FURTHER COVENANTS, THAT PROPERTY OWNER WILL NOT CONSTRUCT, LOCATE, OR CAUSE TO BE CONSTRUCTED OR LOCATED ANY ADDITION OR IMPROVEMENT TO ANY HOUSE, APARTMENT, DWELLING, MOBILE HOME, GARAGE, OUT BUILDING, EQUIPMENT SHELTER, FARM OR LIVESTOCK FACILITIES, STORAGE BARNS, HUNTING STRUCTURES, OR STORAGE SHEDS, WHICH ARE LOCATED IN THE VICINITY OF PEC'S EASEMENT IN SUCH A WAY THAT THE ADDITION OR IMPROVEMENT WILL BE LOCATED, EITHER IN WHOLE OR IN PART, WITHIN PEC'S EASEMENT.
6. DUMPSTERS, STAGING OF MATERIAL OR EQUIPMENT, AND SPOIL PILES ARE NOT PERMITTED WITHIN PEC'S EASEMENT.
7. THE PROJECT SHALL NOT INTERFERE WITH PEC'S 24-HOUR ACCESS TO ELECTRIC FACILITIES AND EASEMENTS.
8. TEMPORARY OR PERMANENT SECURITY FENCING SHALL NOT PREVENT PEC'S ACCESS OR CROSSING OF THE TRANSMISSION EASEMENT(S). THE OWNER SHALL INSTALL GATE(S) WITH PEC COMPANY LOCK AS REQUIRED BY TO MAINTAIN ACCESS.
9. PROPERTY OWNER IS RESPONSIBLE FOR DUST CONTROL TO PREVENT INSULATOR FLASHOVER DUE TO CONTAMINATION. PROPERTY OWNER IS RESPONSIBLE FOR ALL OUTAGES THAT PEC DETERMINES TO HAVE RESULTED OR ARISEN FROM DUST FROM THIS PROJECT.
10. PROPERTY OWNER WILL BE BILLED FOR ANY OUTAGES AND REPAIRS THAT PEC DETERMINES TO HAVE RESULTED OR ARISEN FROM THIS PROJECT.
11. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, SIDEWALKS, LANDSCAPING, WALLS, AND OTHER IMPROVEMENTS MADE WITHIN PEC'S ELECTRIC TRANSMISSION EASEMENT.

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NO.	BY	DATE	REVISION DESCRIPTION

GENERAL NOTES
(SHEET 2 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

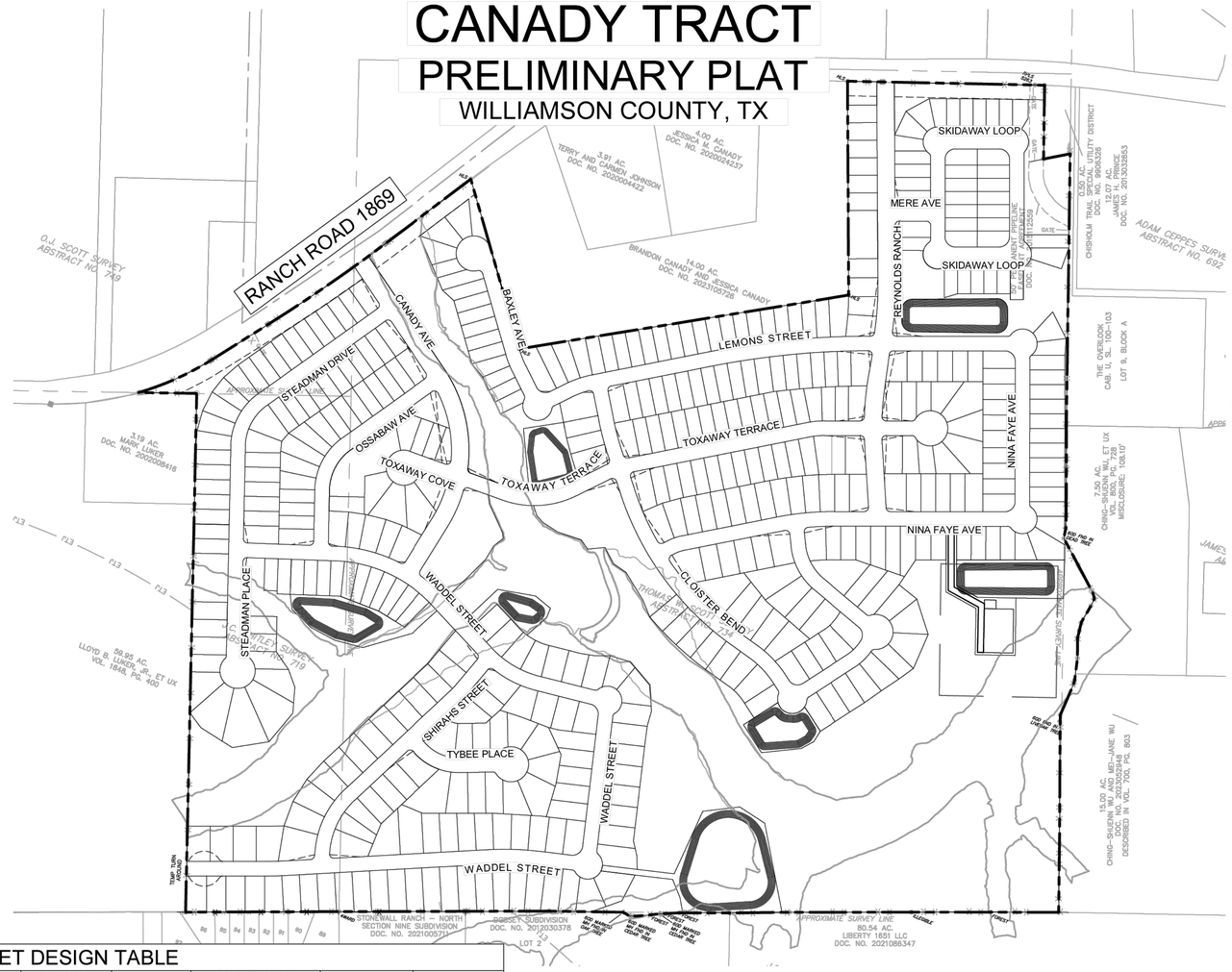
NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\(+-143AC)\CAD\SHEETS\12014-C-NOTE.DWG DATE: 2/5/2026 9:27:00 AM BY: TSHOCK

CANADY TRACT
PRELIMINARY PLAT
WILLIAMSON COUNTY, TX

VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	EXISTING DRAINAGE AREA MAP
5	PROPOSED DRAINAGE AREA MAP
6	PROPOSED UTILITIES (SHEET 1 OF 2)
7	PROPOSED UTILITIES (SHEET 2 OF 2)
8	PRELIMINARY TABLES

LEGEND

	PROPERTY BOUNDARY
100YR	ATLAS 14 - 100-YR PROPOSED FLOODPLAIN PER GEI STUDY, JANUARY 2024
ETJ	LIBERTY HILL ETJ

OWNER:
SAPELO LIBERTY HILL, LP
CONTACT: JUSTIN REYNOLDS
EMAIL: JUSTIN.REYNOLDS@SAPELOGROUP.COM
PHONE: (512) 470-9297
1608 W 5TH STREET
SUITE 240
AUSTIN, TX 78703

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

SURVEYOR:
G&R SURVEYING, LLC
CONTACT: RUSS STAPLETON.
EMAIL: DRSTAPLETON@GRSURVEYING.COM
PHONE: (512) 844-4504
1805 OUDA DRIVE
AUSTIN, TEXAS 78728

TOTAL NUMBER OF LOTS:
NO. OF BLOCKS: 12
NO. OF 45' LOTS: 186
NO. OF 50' LOTS: 105
NO. OF 60' LOTS: 131
NO. OF 70' LOTS: 34
NO. OF SINGLE FAMILY LOTS: 456
NO. NON RESIDENTIAL LOTS: 21

TOTAL LINEAR FOOTAGE OF STREETS: 19728 LF

TOTAL ACREAGE: 156.531AC

ORIGINAL SUBMITTAL DATE: FEBRUARY 14TH, 2025

STREET DESIGN TABLE

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY	DRANIAGE TYPE	SIDEWALK
CANADY AVE	MINOR COLLECTOR	35 MPH	1214	60'	40' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
REYNOLDS RANCH	MINOR COLLECTOR	35 MPH	1498	60'	40' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
NINA FAYE AVE	LOCAL	25 MPH	1886	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
TOXAWAY TERRACE	LOCAL	25 MPH	1662	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
TOXAWAY COVE	LOCAL	25 MPH	184	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
WADDEL STREET	LOCAL	25 MPH	3370	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
CLOISTER BEND	LOCAL	25 MPH	2174	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
MERE AVE	LOCAL	25 MPH	176	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
SKIDAWAY LOOP	LOCAL	25 MPH	1310	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
STEADMAN DRIVE	LOCAL	25 MPH	1086	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
STEADMAN PLACE	LOCAL	25 MPH	430	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
OSSABAW AVE	LOCAL	25 MPH	791	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
TYBEE PLACE	LOCAL	25 MPH	376	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
BAXLEY AVE	LOCAL	25 MPH	563	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
LEMONS STREET	LOCAL	25 MPH	1686	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
SHIRAHS STREET	LOCAL	25 MPH	946	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
			19728						

NOTES:
1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
2. ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE MUD.
3. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
4. NO LOTS SMALLER THAN 50' IN WIDTH SHALL BE FURTHER SUBDIVIDED. INCLUDED THE FOLLOWING LOTS: BLOCK A, LOTS: 1-15, BLOCK B, LOTS: 1-23, BLOCK C, LOTS: 1-37, BLOCK D, LOTS 1-14, 16 AND 17, 18-25, BLOCK E, LOTS: 1-14, BLOCK F, LOTS: 1-15, BLOCK I, LOTS: 1-13, 20-36, BLOCK J, LOTS: 11-13, BLOCK K, LOTS: 2-14, 38-50.
5. THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, 10 FEET FROM THE BACK OF LOT LINE AND 5 FEET FROM THE SIDES OF LOT LINES. CORNER LOTS WILL BE 15 FT ON THE RIGHT-OF-WAY SIDE INSTEAD OF 5 FEET. THE BUILDING SETBACK LINE ON MAJOR HIGHWAYS AND ROADS SHALL BE 50 FEET FROM THE EDGE OF THE RIGHT-OF-WAY. (WCSR F1.2)
6. UTILITY PROVIDERS WILL BE:
   ELECTRICAL: ONCOR
   TELECOM: TIME WARNER CABLE / AT&T
   WATER: GEORGETOWN UTILITY SYSTEM
   WASTEWATER: WILLIAMSON COUNTY MUD NO. 61.
7. NO PORTION OF THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 48491C0245F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS
8. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERS.
9. A FINAL PLAT WILL NOT BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT FOR ANY PORTION OF THIS PRELIMINARY PLAT (A "PHASE") UNTIL THE OWNER HAS OBTAINED AND PROVIDED TO THE COUNTY EVIDENCE THAT IT HAS OBTAINED APPROPRIATE PERMIT FROM THE TCEQ TO DISPOSE OF WASTEWATER FOR THE BUILD-OUT OF THE PHASE AND PLANS AND SPECIFICATIONS FOR THE PROPOSED WASTEWATER COLLECTION AND TREATMENT FACILITIES FOR THE PHASE SHALL BE APPROVED BY ALL ENTITIES HAVING JURISDICTION OVER THE PROPOSED PROJECT.

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NO.	BY	DATE	REVISION DESCRIPTION

COVER SHEET

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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SHEET 1 OF 8

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PRELIMINARY PLAT
(SHEET 1 OF 4)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
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02/06/2026

SHEET 4 OF 100

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NO.	BY	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT
(SHEET 2 OF 4)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
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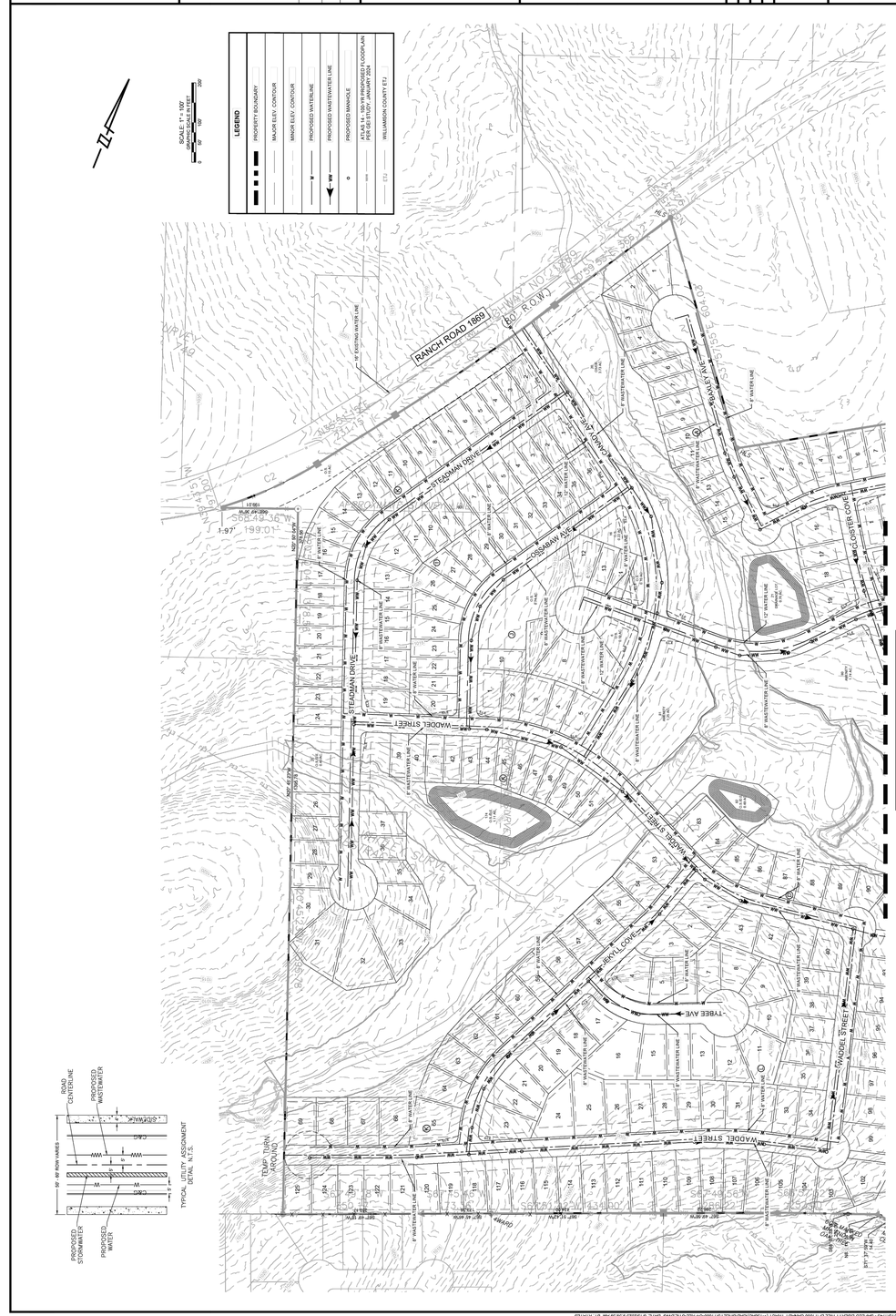
SHEET 5 OF 100

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143ACI\CAD\SHEETS\12014-C-PLAT.DWG DATE: 2/5/2026 9:29:14 AM BY: KYATES



CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROPOSED UTILITIES
(SHEET 1 OF 2)

PROJECT NO: 11800
DESIGNED BY: CLO
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SHEET 5 OF 8

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CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROPOSED
HYDROLOGY
MAP

PROJECT NO: 11800
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SHEET 6 OF 8

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NO.	BY	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT
(SHEET 3 OF 4)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
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02/05/2026

SHEET 6 OF 100

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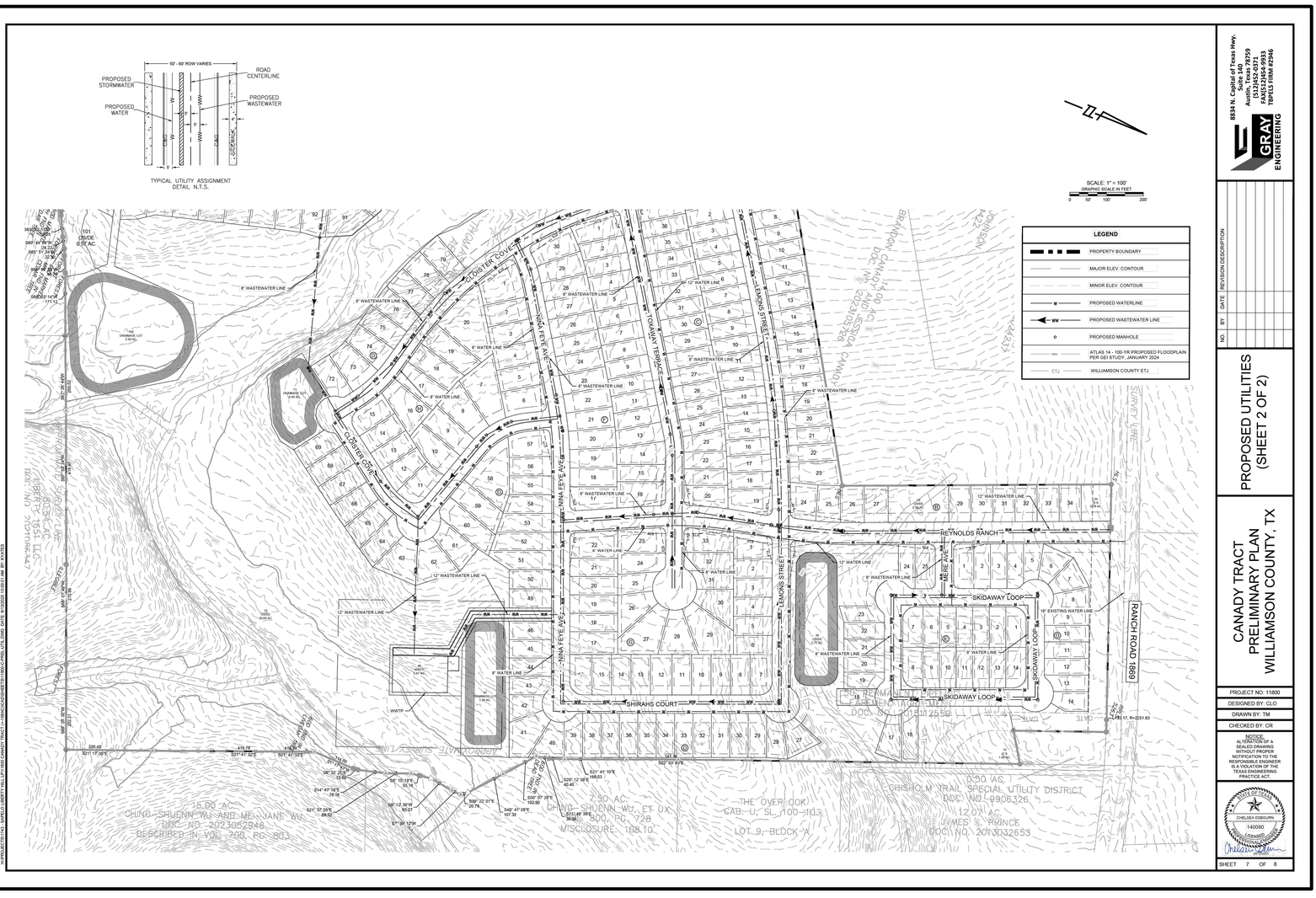

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NO.	BY	DATE	REVISION DESCRIPTION

PROPOSED UTILITIES
(SHEET 2 OF 2)

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
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STATE OF TEXAS
CHELSEA OSBORN
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2/5/2026

SHEET 7 OF 8

STATE OF TEXAS
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CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PRELIMINARY PLAT
(SHEET 4 OF 4)

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SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
0 30' 60' 120'

LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LOC — LOC: LIMITS OF CONSTRUCTION
- LOC-SF: LIMITS OF CONSTRUCTION/ SILT FENCE
- SF — SF: SILT FENCE
- SF: SILT FENCE W/ J-HOOKS
- DIVERSION DIKE
- 100 YR ENGINEERED FLOODPLAIN
- INLET PROTECTION
- TEMPORARY ROCK BERM
- DIRECTION OF FLOW
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- STAGING / SPOILS AREA

SPOILS STORAGE NOTE (RG-348 - *MATERIAL MANAGEMENT*):

SPOILS SHOULD NOT BE STORED WITHIN THE 100-YEAR FLOODPLAIN WHERE THEY CAN BE DISTURBED DURING HIGH FLOW CONDITIONS.

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NO.	BY	DATE	REVISION DESCRIPTION

EROSION CONTROL PLAN (SHEET 1 OF 3)

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
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02/26/2026

SHEET 10 OF 100

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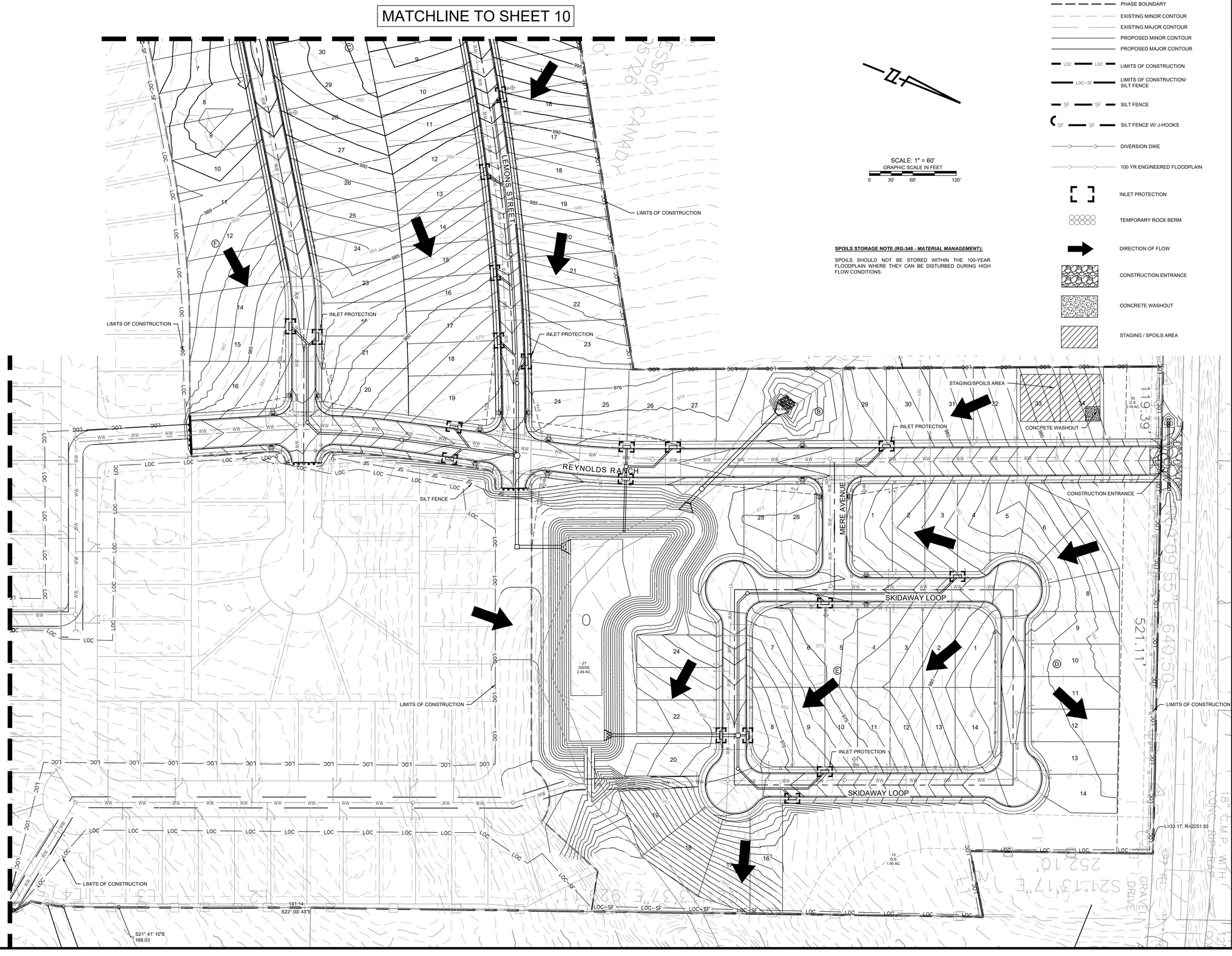

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NO.	BY	DATE	REVISION DESCRIPTION

EROSION CONTROL PLAN
(SHEET 2 OF 3)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
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STATE OF TEXAS
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02/06/2026

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LEGEND

- PROPERTY BOUNDARY
- PHASE BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- LOC — LIMITS OF CONSTRUCTION
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- 100 YR ENGINEERED FLOODPLAIN
- INLET PROTECTION
- TEMPORARY ROCK BERM
- DIRECTION OF FLOW
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- STAGING / SPOILS AREA

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NO.	BY	DATE	REVISION DESCRIPTION

EROSION CONTROL PLAN (SHEET 3 OF 3)

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014

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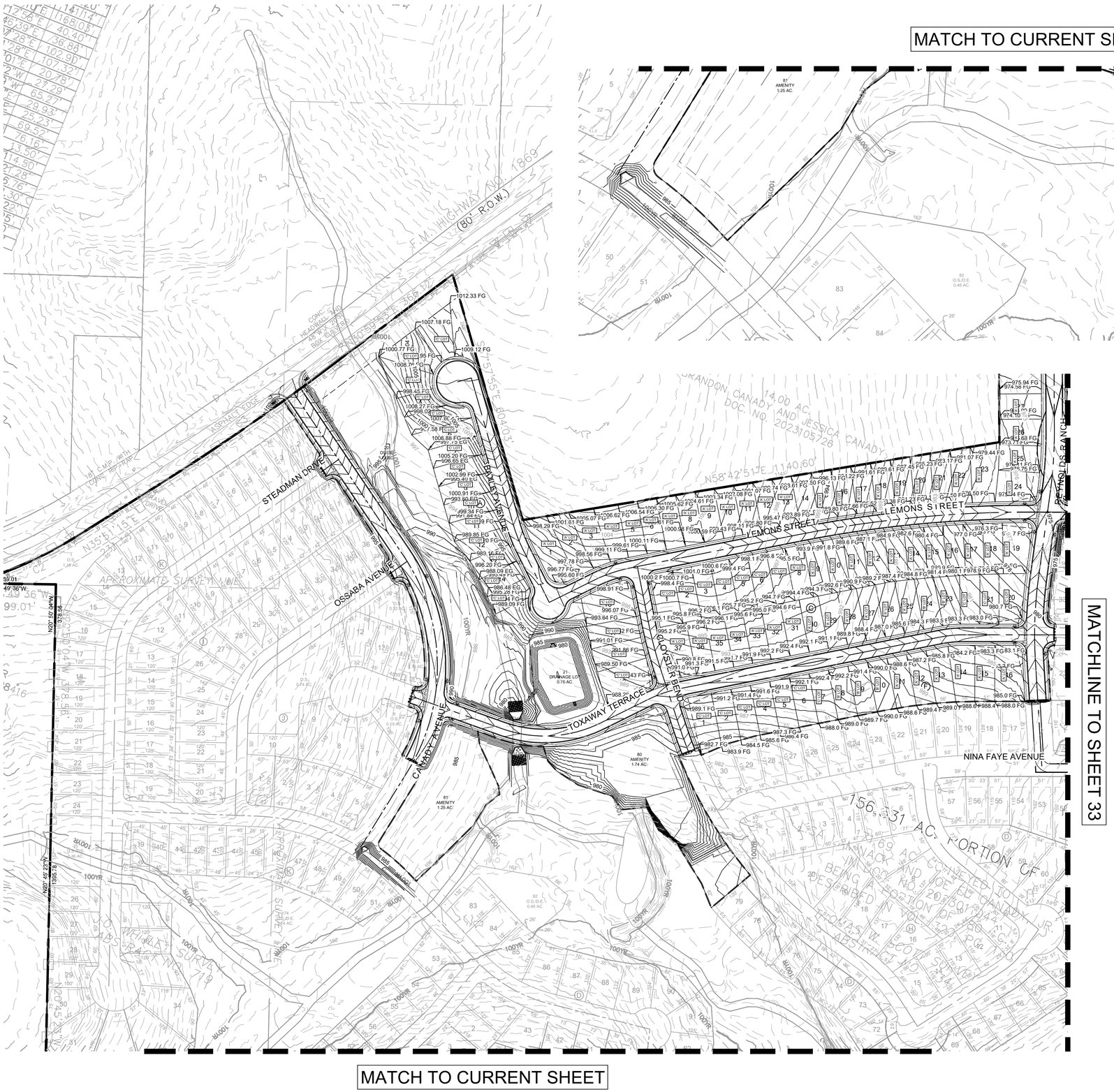

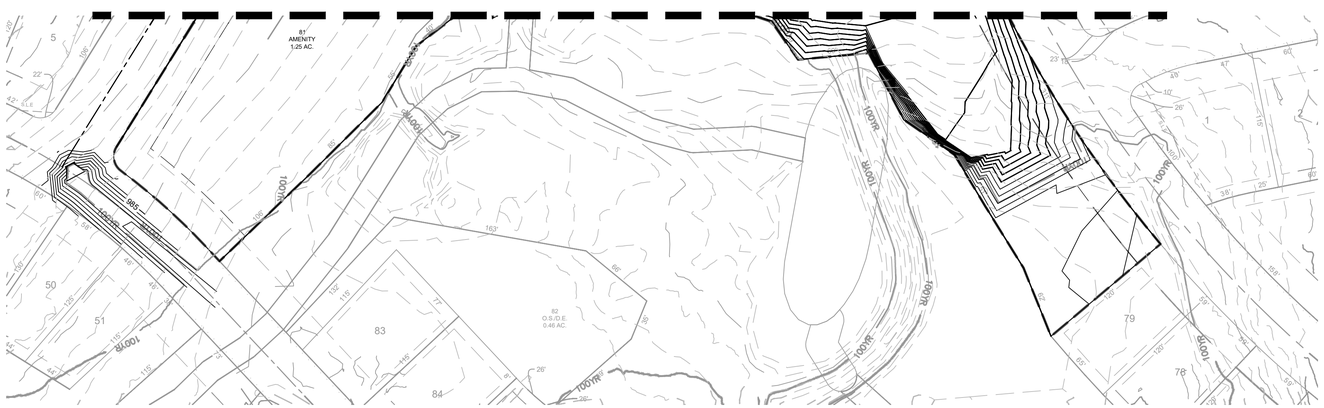

SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
0 30' 60' 120'

LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
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NO.	BY	DATE	REVISION DESCRIPTION

GRADING PLAN
(SHEET 1 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
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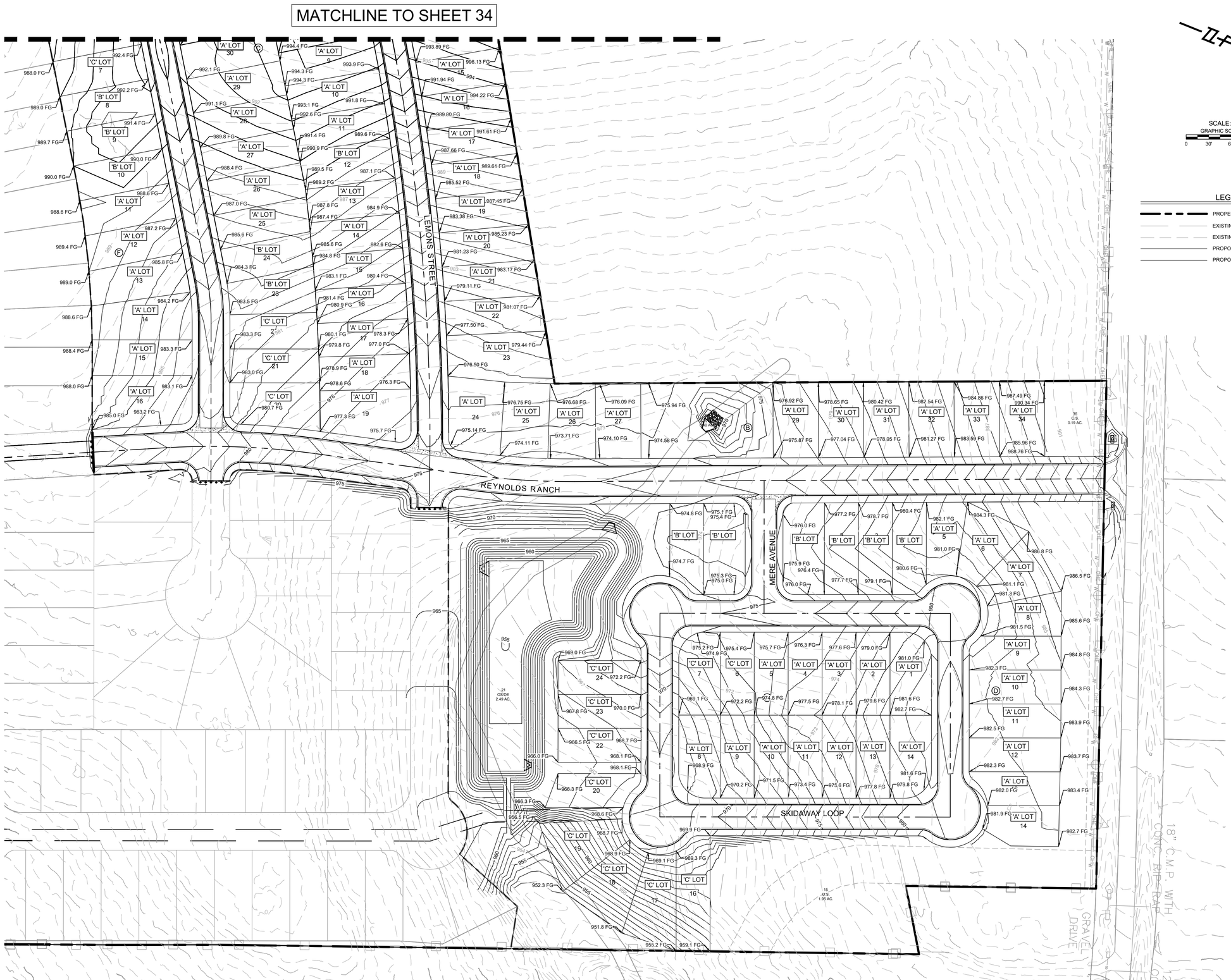
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\(+-143AC)\CAD\SHEETS\12014-C-GRADING\GP-LAN.DWG DATE: 2/5/2026 8:39:28 AM BY: LCARTER



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TBPELS FIRM # 2946
GRAY

NO.	BY	DATE	REVISION DESCRIPTION

GRADING PLAN
(SHEET 2 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/05/2026

SCALE: 1" = 400'
GRAPHIC SCALE IN FEET
0 200' 400' 800'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- DRAINAGE BASIN
- FLOW DIRECTION
- CALCULATED 100-YR EXISTING FLOODPLAIN
- LAG TIME FLOW PATH
- MAJOR ELEV. CONTOUR
- MINOR ELEV. CONTOUR

EXISITING HMS OUTPUT - DRAINAGE BASINS

Basin	Drainage Area (ac)	Drainage Area (mi^2)	CN	T_L	Q_{100} (cfs)
DA-EX-1.1	11.78	0.0184	77.00	8.33	99.45
DA-EX-1.2	8.28	0.01293	86.00	10.71	69.14
DA-EX-2.1	18.71	0.02923	86.00	10.96	154.86
DA-EX-2.2	12.78	0.01997	86.00	9.16	114.48
DA-EX-3.1	42.99	0.06717	77.00	12.11	307.93
DA-EX-4.1	12.74	0.01991	77.00	10.01	99.69
DA-EX-4.2	4.62	0.00722	79.00	6.24	44.66
DA-EX-5.1	3.50	0.00547	77.00	9.09	28.56
DA-EX-6.1	13.55	0.02117	77.00	10.46	103.76
DA-EX-7.1	26.20	0.04094	81.25	11.31	203.96
DA-EX-8.1	1.39	0.00217	82.34	5.69	14.37
DA-OFF-1.1	214.98	0.33591	83.83	20.82	1270.88
DA-OFF-1.2	58.71	0.09173	82.52	17.76	372.06
DA-OFF-2.1	79.07	0.12354	79.47	15.89	512.18
DA-OFF-2.2	2.36	0.00369	77.00	7.05	21.32
DA-OFF-3.1	61.96	0.09682	90.53	16.73	432.44
DA-OFF-3.2	230.07	0.35948	85.80	24.62	1266.45
DA-OFF-4.1	0.59	0.00092	84.00	6.15	6.02
DA-OFF-4.2	54.42	0.08503	81.70	9.49	459.99
DA-OFF-4.3	43.20	0.0675	79.71	14.41	294.51
DA-OFF-5.1	2.92	0.00457	77.00	6.25	27.54
DA-OFF-7.1	19.55	0.03054	86.00	10.55	164.33

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NO.	BY	DATE	REVISION DESCRIPTION

EXISTING HYDROLOGY MAP

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
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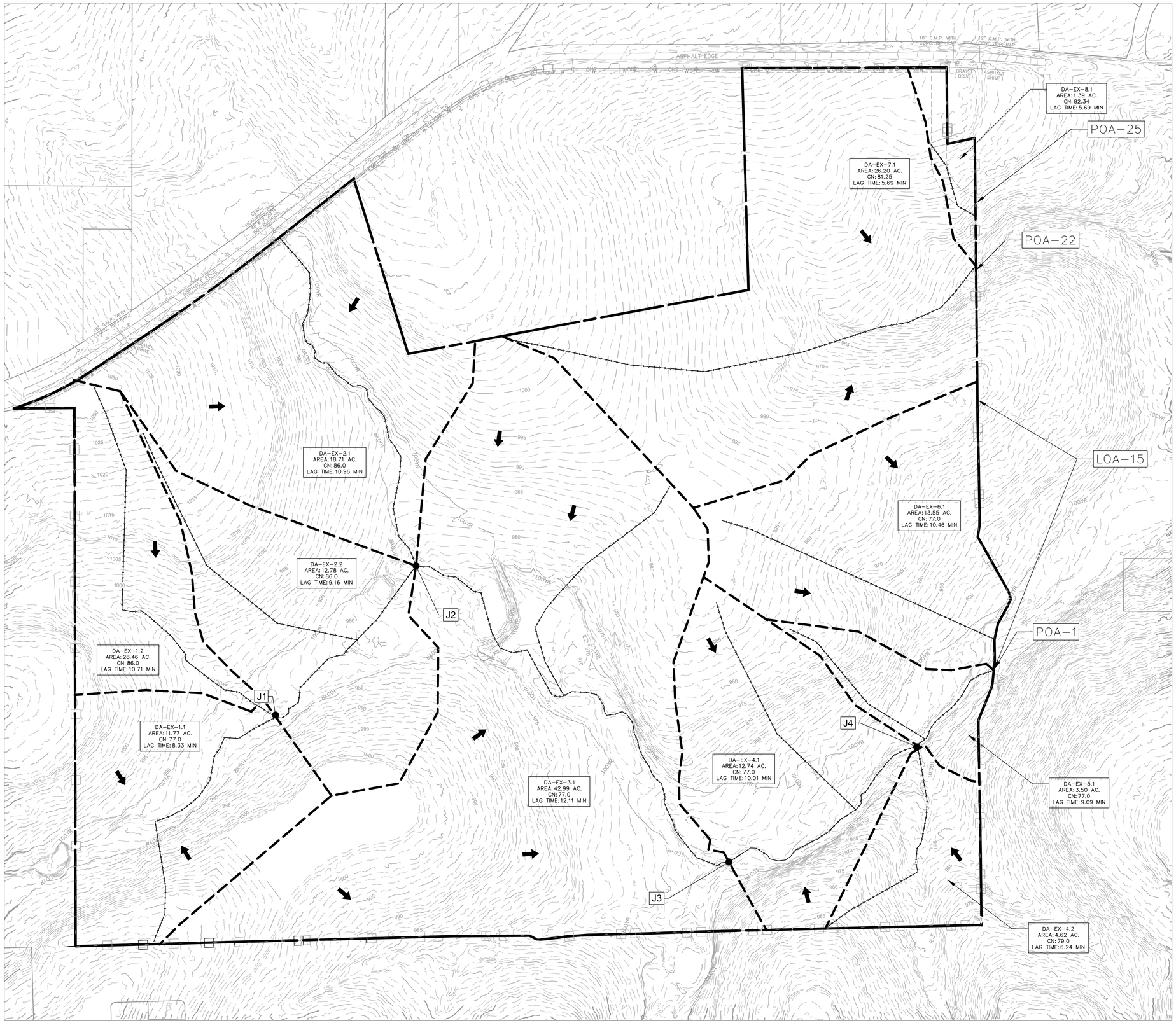
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (+-143AC)\CADS\SHEETS\12014-C-HYDR-E-OVERALL.DWG DATE: 2/5/2026 9:29:07 AM BY: LCARTER



SCALE: 1" = 150'
GRAPHIC SCALE IN FEET
0 75' 150' 300'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- DRAINAGE BASIN
- FLOW DIRECTION
- 100-YR EXISTING FLODPLAIN
- LAG TIME FLOW PATH
- MAJOR ELEV. CONTOUR
- MINOR ELEV. CONTOUR

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NO.	BY	DATE	REVISION DESCRIPTION

EXISTING HYDROLOGY MAP

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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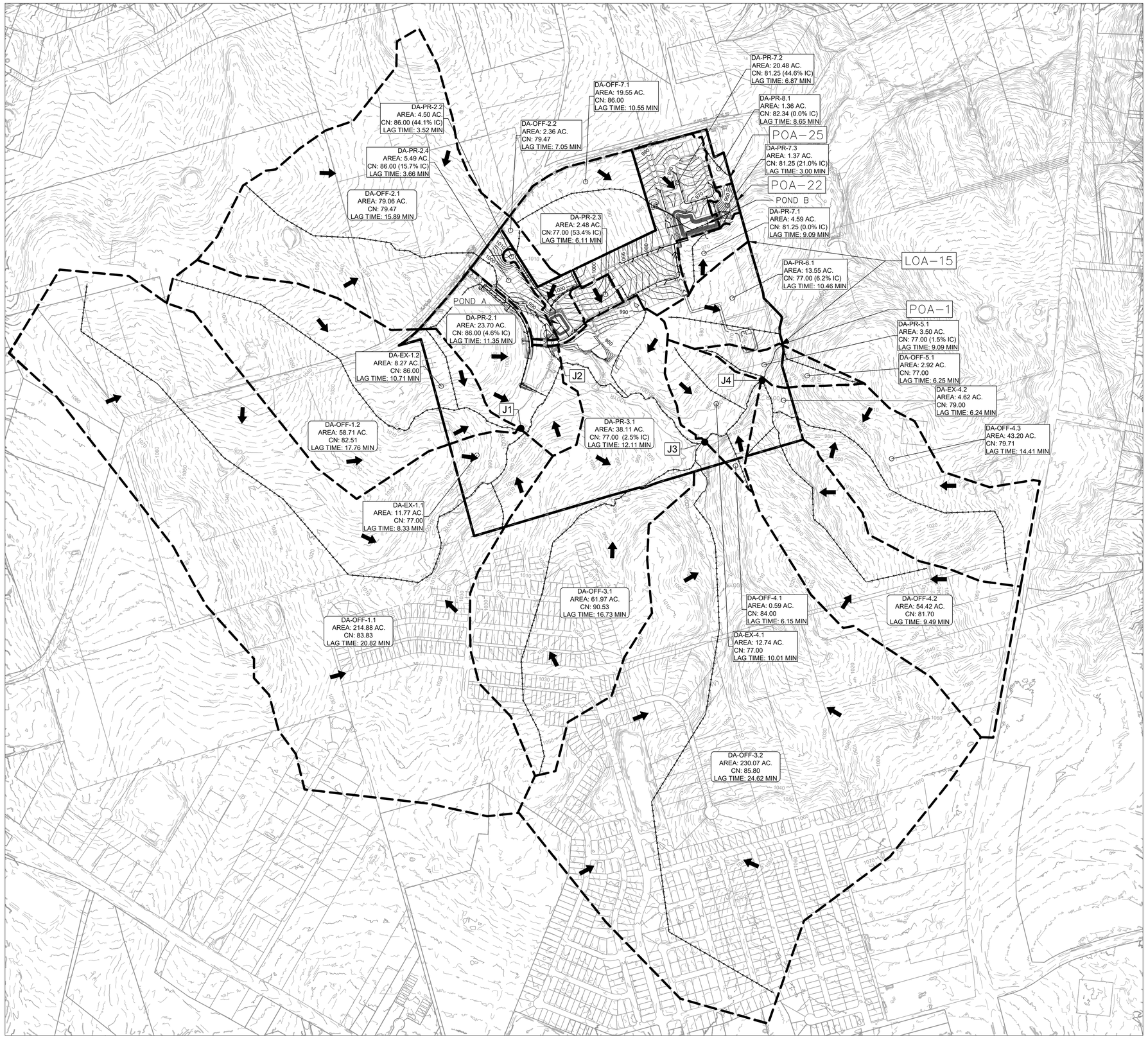

SCALE: 1" = 400'
GRAPHIC SCALE IN FEET
0 200' 400' 800'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- DRAINAGE BASIN
- FLOW DIRECTION
- 100-YR ENGINEERED FLOODPLAIN
- LAG TIME FLOW PATH
- MAJOR ELEV. CONTOUR
- MINOR ELEV. CONTOUR

PROPOSED HMS OUTPUT - DRAINAGE BASINS

Basin	Drainage Area (ac)	Drainage Area (mi^2)	CN	T_L	Q_{100} (cfs)
DA-EX-1.1	11.77	0.018396	77.00	8.33	99.45
DA-EX-1.2	8.27	0.012925	86.00	10.71	69.14
DA-EX-4.1	12.74	0.019914	77.00	10.01	99.69
DA-EX-4.2	4.62	0.007218	79.00	6.24	44.66
DA-OFF-1.1	214.98	0.33591	83.83	20.82	1270.88
DA-OFF-1.2	58.71	0.091733	82.51	17.76	372.02
DA-OFF-2.1	79.07	0.12354	79.47	15.89	512.18
DA-OFF-2.2	2.36	0.003688	77.00	7.05	21.32
DA-OFF-3.1	61.97	0.096825	90.53	16.73	432.44
DA-OFF-3.2	230.07	0.359479	85.80	24.62	1266.45
DA-OFF-4.1	0.59	0.000917	84.00	6.15	6.02
DA-OFF-4.2	54.42	0.085035	81.70	9.49	459.99
DA-OFF-4.3	43.20	0.067496	79.71	14.41	294.51
DA-OFF-5.1	2.92	0.004567	77.00	6.25	27.61
DA-OFF-7.1	19.55	0.030541	86.00	10.55	164.33
DA-PR-2.1	23.70	0.037035	86.00	11.35	193.47
DA-PR-2.2	4.50	0.007036	86.00	3.52	55.91
DA-PR-2.3	2.48	0.003868	77.00	6.11	25.65
DA-PR-2.4	5.49	0.008579	86.00	3.66	66.70
DA-PR-3.1	38.11	0.059543	77.00	12.11	274.15
DA-PR-5.1	3.50	0.005472	77.00	9.09	28.56
DA-PR-6.1	13.55	0.021167	77.00	10.46	104.85
DA-PR-7.1	4.59	0.007171	81.25	9.09	39.41
DA-PR-7.2	20.48	0.032003	81.25	6.87	206.26
DA-PR-7.3	1.37	0.002135	81.25	3.00	16.71
DA-PR-8.1	1.36	0.002124	82.34	8.65	12.04

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NO.	BY	DATE	REVISION DESCRIPTION

PROPOSED HYDROLOGY MAP

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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140080
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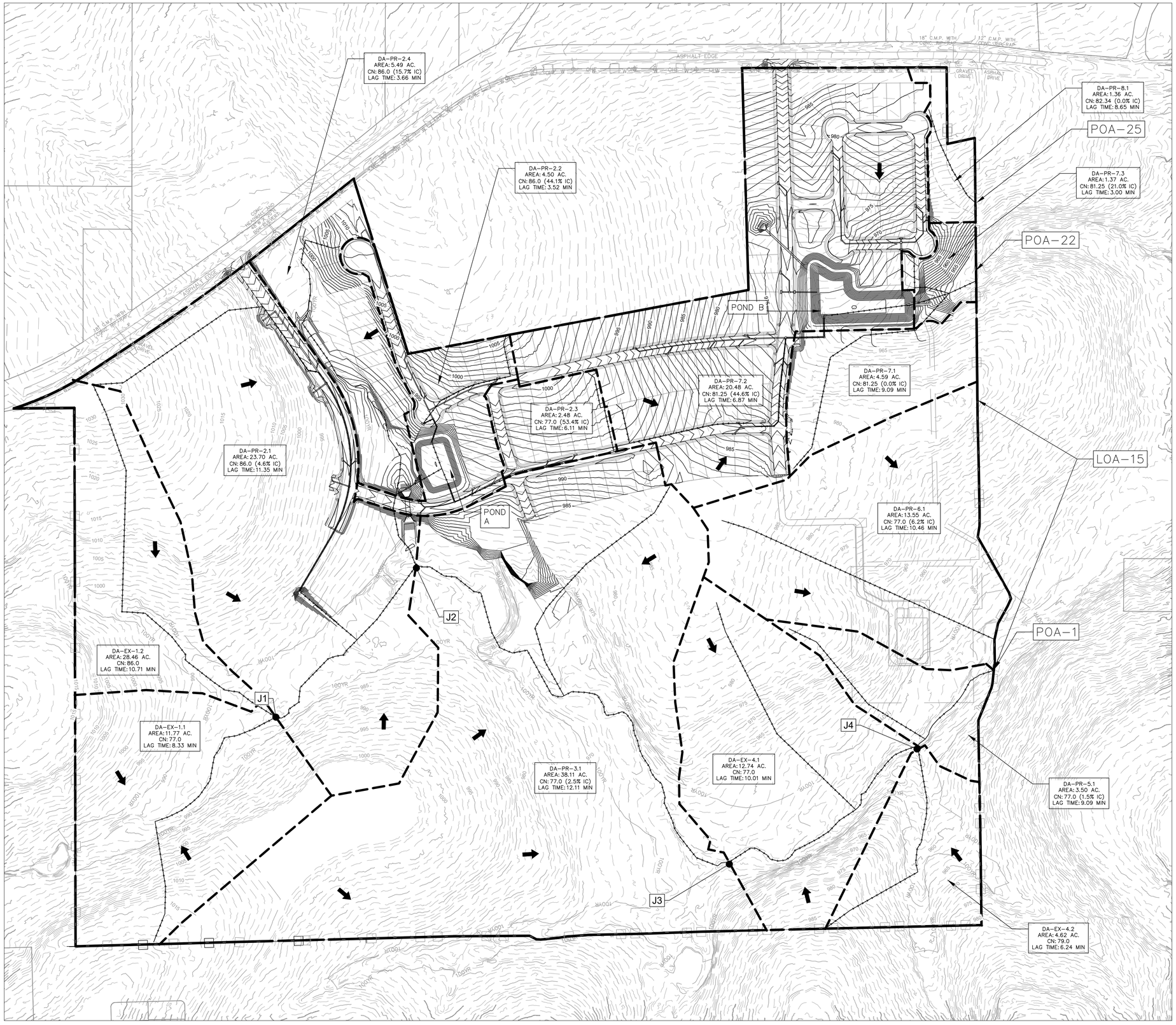
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CADS\SHEETS\12014-C-HYDR-P-OVERALL.DWG DATE: 2/5/2026 9:58:18 AM BY: LCARTER



SCALE: 1" = 150'
GRAPHIC SCALE IN FEET
0 75' 150' 300'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	DRAINAGE BASIN
	FLOW DIRECTION
	100-YR ENGINEERED FLOODPLAIN
	LAG TIME FLOW PATH
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR

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NO.	BY	DATE	REVISION DESCRIPTION

PROPOSED HYDROLOGY MAP

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
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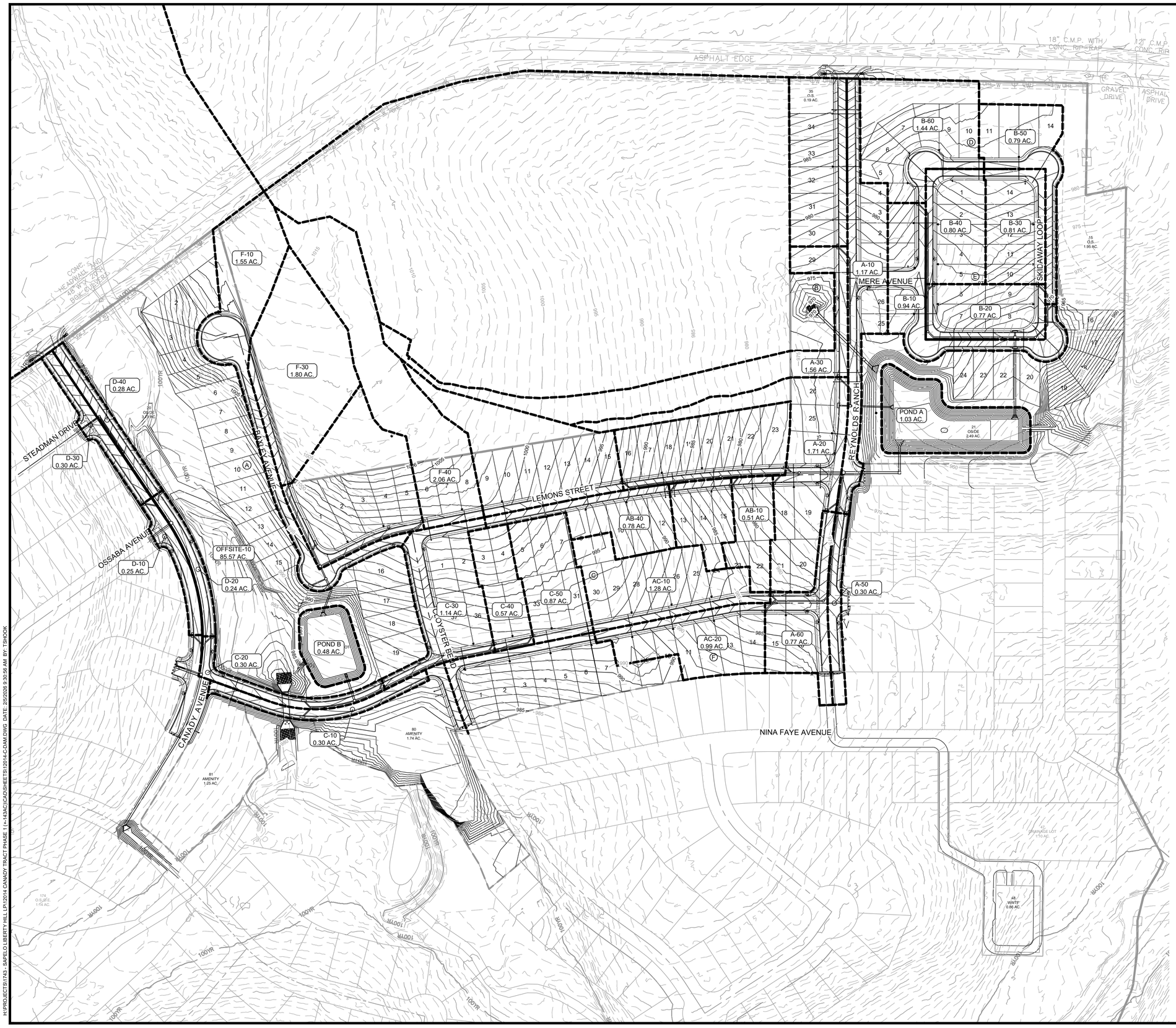

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
0 50' 100' 200'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED
2. ALL FITTINGS AND WYES SHALL BE PRECAST ELEMENTS AND NOT CAST-IN-PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

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NO.	BY	DATE	REVISION DESCRIPTION

OVERALL DRAINAGE AREA MAP

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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02/06/2026

H:\PROJECTS\1143 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (+143AC)\CAD\SHEETS\12014-C-DIM.DWG DATE: 2/5/2026 9:30:56 AM BY: TSHOCK

Drainage Area	Total Area (sf)	Total Area (Ac)	STREET Street 1 Width (ft)	Street 2 Width (ft)	Sidewalk Width (ft)	% of Street 1	% of Street 2	Street Length 1 (lf)	Street Length 2 (lf)	Sidewalk Length (lf)	Area Street (sf)	Area Street (Ac)	Area Street (%)	IMPERVIOUS Num Homes in Area	Area Imper. (sf)	Area Imper. (Ac)	Area Imper. (%)	GRASS Area Grass (sf)	Area Grass (Ac)	Area Grass (%)	Composite 2 Yr "C"	Composite 10 Yr "C"	Composite 25 Yr "C"	Composite 100 Yr "C"
A-10	50,985	1.17	40	33	4	50%	100%	981	72	981	25,920	0.60	50.8%	3.00	7950	0.18	15.6%	17,115	0.39	33.6%	**0.585**	**0.659**	**0.705**	**0.789**
A-20	74,346	1.71	40	33	4	50%	100%	439	121	425	14,473	0.33	19.5%	7.00	18550	0.43	25.0%	41,323	0.95	55.6%	**0.490**	**0.559**	**0.604**	**0.683**
A-30	68,057	1.56	40		4	50%		295		295	7,080	0.16	10.4%	2.00	5300	0.12	7.8%	55,677	1.28	81.8%	**0.372**	**0.435**	**0.477**	**0.551**
A-40	49,469	1.14	40		4	50%		379		379	9,096	0.21	18.4%	5.00	13250	0.30	26.8%	27,123	0.62	54.8%	**0.494**	**0.563**	**0.608**	**0.687**
A-50	13,092	0.30	40		4	50%		362		362	8,688	0.20	66.4%	0.00	0	0.00	0.0%	4,404	0.10	33.6%	**0.582**	**0.655**	**0.702**	**0.785**
A-60	33,472	0.77	40	33	4	50%	100%	435	117	435	14,301	0.33	42.7%	2.00	5300	0.12	15.8%	13,871	0.32	41.4%	**0.551**	**0.623**	**0.668**	**0.750**
AB-10	22,054	0.51	33		4	50%		94			1,551	0.04	7.0%	3.50	9275	0.21	42.1%	11,228	0.26	50.9%	**0.514**	**0.584**	**0.629**	**0.709**
AB-20	56,649	1.30	33		4	50%		366		366	7,503	0.17	13.2%	8.00	21200	0.49	37.4%	27,946	0.64	49.3%	**0.520**	**0.591**	**0.636**	**0.716**
AB-30	22,727	0.52	33		4	50%		142			2,343	0.05	10.3%	3.50	9275	0.21	40.8%	11,109	0.26	48.9%	**0.523**	**0.593**	**0.638**	**0.719**
AB-40	33,998	0.78	33		4	50%		423		423	8,672	0.20	25.5%	4.00	10600	0.24	31.2%	14,727	0.34	43.3%	**0.546**	**0.617**	**0.663**	**0.744**
AB-50	71,554	1.64	33		4	50%		320		320	6,560	0.15	9.2%	7.00	18550	0.43	25.9%	46,444	1.07	64.9%	**0.450**	**0.517**	**0.560**	**0.637**
F-10	67,722	1.55	33		4	50%		862		862	17,671	0.41	26.1%	0.00	0	0.00	0.0%	50,051	1.15	73.9%	**0.405**	**0.470**	**0.513**	**0.588**
F-20	73,895	1.70	33		4	50%		461		461	9,451	0.22	12.8%	5.00	13250	0.30	17.9%	51,195	1.18	69.3%	**0.429**	**0.495**	**0.538**	**0.614**
F-30	78,508	1.80	33		4	50%		295		295	6,048	0.14	7.7%	0.00	0	0.00	0.0%	72,461	1.66	92.3%	**0.324**	**0.385**	**0.426**	**0.498**
F-40	89,607	2.06	33		4	50%		138		138	2,829	0.06	3.2%	3.00	7950	0.18	8.9%	78,828	1.81	88.0%	**0.345**	**0.407**	**0.448**	**0.521**
AC-10	55,906	1.28	33		4	50%		404		404	8,282	0.19	14.8%	8.00	21200	0.49	37.9%	26,424	0.61	47.3%	**0.530**	**0.600**	**0.645**	**0.726**
AC-20	37,731	0.87	33		4	50%		400		400	8,200	0.19	21.7%	4.50	11925	0.27	31.6%	17,606	0.40	46.7%	**0.531**	**0.602**	**0.647**	**0.728**
B-10	40,920	0.94	33		4	50%		658		658	13,489	0.31	33.0%	2.50	6625	0.15	16.2%	20,806	0.48	50.8%	**0.510**	**0.579**	**0.624**	**0.704**
B-20	33,751	0.77	33		4	50%		520		520	10,660	0.24	31.6%	4.00	10600	0.24	31.4%	12,491	0.29	37.0%	**0.573**	**0.646**	**0.692**	**0.775**
B-30	35,189	0.81	33		4	50%		399		399	8,180	0.19	23.2%	5.00	13250	0.30	37.7%	13,760	0.32	39.1%	**0.565**	**0.638**	**0.684**	**0.766**
B-40	35,011	0.80	33		4	50%		391		170	7,132	0.16	20.4%	6.00	15900	0.37	45.4%	11,980	0.28	34.2%	**0.589**	**0.662**	**0.708**	**0.791**
B-50	34,419	0.79	33		4	50%		444		444	9,102	0.21	26.4%	4.00	10600	0.24	30.8%	14,717	0.34	42.8%	**0.548**	**0.619**	**0.665**	**0.747**
B-60	62,749	1.44	33		4	50%		77			1,271	0.03	2.0%	6.50	17225	0.40	27.5%	44,254	1.02	70.5%	**0.425**	**0.491**	**0.534**	**0.610**
C-10	13,066	0.30	33		4	50%		513		513	10,517	0.24	80.5%	0.00	0	0.00	0.0%	2,550	0.06	19.5%	**0.644**	**0.720**	**0.768**	**0.854**
C-20	12,993	0.30	33		4	50%		528		528	10,824	0.25	83.3%	0.00	0	0.00	0.0%	2,169	0.05	16.7%	**0.657**	**0.733**	**0.782**	**0.868**
C-30	49,645	1.14	33	33	4	50%	100%	145	330	398	14,875	0.34	30.0%	4.00	10600	0.24	21.4%	24,171	0.55	48.7%	**0.520**	**0.590**	**0.635**	**0.716**
C-40	24,983	0.57	33		4	50%		90		90	1,845	0.04	7.4%	4.00	10600	0.24	42.4%	12,538	0.29	50.2%	**0.518**	**0.588**	**0.633**	**0.713**
C-50	37,762	0.87	33		4	50%		137		137	2,809	0.06	7.4%	6.00	15900	0.37	42.1%	19,054	0.44	50.5%	**0.516**	**0.586**	**0.631**	**0.711**
D-10	10,750	0.25	40		4	50%		340		373	8,292	0.19	77.1%	0.00	0	0.00	0.0%	2,458	0.06	22.9%	**0.629**	**0.705**	**0.753**	**0.838**
D-20	10,447	0.24	40		4	50%		340		384	8,336	0.19	79.8%	0.00	0	0.00	0.0%	2,111	0.05	20.2%	**0.641**	**0.717**	**0.765**	**0.851**
D-30	12,885	0.30	40		4	50%		401		401	9,624	0.22	74.7%	0.00	0	0.00	0.0%	3,261	0.07	25.3%	**0.619**	**0.694**	**0.741**	**0.826**
D-40	12,058	0.28	40		4	50%		457		0	9,140	0.21	75.8%	0.00	0	0.00	0.0%	2,918	0.07	24.2%	**0.624**	**0.699**	**0.746**	**0.831**
OFFSITE-10	3,693,992	84.80	40		4	50%		0		0	0	0.00	0.0%	0.00	0	0.00	0.0%	3,693,992	84.80	100.0%	**0.290**	**0.350**	**0.390**	**0.460**
OFFSITE-20	692,110	15.89	40		4	50%		0		0	0	0.00	0.0%	0.00	0	0.00	0.0%	692,110	15.89	100.0%	**0.290**	**0.350**	**0.390**	**0.460**

	2 Yr	10 Yr	25 Yr	100 Yr	500 Yr
Asphalt	0.73	0.81	0.86	0.95	1
Conc. / Roof	0.75	0.83	0.88	0.97	1
Grass (0-2%)	0.21	0.25	0.29	0.36	0.49
Grass (2-7%)	0.29	0.35	0.39	0.46	0.56

Basin		Area (Ac)	Area (sf)	Tc (min)	2-year C	2-year I (in/hr)	2-year Q (cfs)	10-year C	10-year I (in/hr)	10-year Q (cfs)	25-year C	25-year I (in/hr)	25-year Q (cfs)	100-year C	100-year I (in/hr)	100-year Q (cfs)
A-10	INLET	1.17	50,985	5.00	0.59	6.31	4.32	0.66	9.61	7.41	0.71	11.79	9.73	0.79	15.42	14.24
A-20	INLET	1.71	74,346	5.00	0.49	6.31	5.29	0.56	9.61	9.19	0.60	11.79	12.17	0.68	15.42	17.97
A-30	INLET	1.56	68,057	5.00	0.37	6.31	3.66	0.44	9.61	6.52	0.48	11.79	8.78	0.55	15.42	13.27
A-40	INLET	1.14	49,469	5.00	0.49	6.31	3.55	0.56	9.61	6.17	0.61	11.79	8.17	0.69	15.42	12.03
A-50	INLET	0.30	13,092	5.00	0.58	6.31	1.10	0.66	9.61	1.89	0.70	11.79	2.48	0.79	15.42	3.64
A-60	INLET	0.77	33,472	5.00	0.55	6.31	2.67	0.62	9.61	4.61	0.67	11.79	6.07	0.75	15.42	8.89
AB-10	INLET	0.51	22,054	5.00	0.51	6.31	1.65	0.58	9.61	2.86	0.63	11.79	3.78	0.71	15.42	5.54
AB-20	INLET	1.30	56,649	5.00	0.52	6.31	4.27	0.59	9.61	7.38	0.64	11.79	9.74	0.72	15.42	14.36
AB-30	INLET	0.52	22,727	5.00	0.52	6.31	1.72	0.59	9.61	2.96	0.64	11.79	3.91	0.72	15.42	5.78
AB-40	INLET	0.78	33,998	5.00	0.55	6.31	2.68	0.62	9.61	4.62	0.66	11.79	6.09	0.74	15.42	8.96
AB-50	INLET	1.64	71,554	5.00	0.45	6.31	4.65	0.52	9.61	8.14	0.56	11.79	10.83	0.64	15.42	16.14
F-10	INLET	1.55	67,722	5.00	0.40	6.31	3.96	0.47	9.61	7.00	0.51	11.79	9.37	0.59	15.42	14.10
F-20	INLET	1.70	73,895	5.00	0.43	6.31	4.60	0.49	9.61	8.08	0.54	11.79	10.78	0.61	15.42	16.07
F-30	INLET	1.80	78,508	5.00	0.32	6.31	3.68	0.39	9.61	6.67	0.43	11.79	9.05	0.50	15.42	13.84
F-40	INLET	2.06	89,607	5.00	0.34	6.31	4.48	0.41	9.61	8.06	0.45	11.79	10.89	0.52	15.42	16.52
AC-10	INLET	1.28	55,906	5.00	0.53	6.31	4.28	0.60	9.61	7.38	0.65	11.79	9.74	0.73	15.42	14.37
AC-20	INLET	0.87	37,731	5.00	0.53	6.31	2.91	0.60	9.61	5.03	0.65	11.79	6.64	0.73	15.42	9.72
B-10	INLET	0.94	40,920	5.00	0.51	6.31	3.02	0.58	9.61	5.23	0.62	11.79	6.92	0.70	15.42	10.20
B-20	INLET	0.77	33,751	5.00	0.57	6.31	2.78	0.65	9.61	4.78	0.69	11.79	6.29	0.77	15.42	9.26
B-30	INLET	0.81	35,189	5.00	0.57	6.31	2.89	0.64	9.61	4.96	0.68	11.79	6.53	0.77	15.42	9.54
B-40	INLET	0.80	35,011	5.00	0.59	6.31	2.97	0.66	9.61	5.09	0.71	11.79	6.68	0.79	15.42	9.81
B-50	INLET	0.79	34,419	5.00	0.55	6.31	2.73	0.62	9.61	4.70	0.67	11.79	6.20	0.75	15.42	9.10
B-60	INLET	1.44	62,749	5.00	0.43	6.31	3.86	0.49	9.61	6.80	0.53	11.79	9.07	0.61	15.42	13.55
C-10	INLET	0.30	13,066	5.00	0.64	6.31	1.22	0.72	9.61	2.08	0.77	11.79	2.72	0.85	15.42	3.95
C-20	INLET	0.30	12,993	5.00	0.66	6.31	1.24	0.73	9.61	2.11	0.78	11.79	2.76	0.87	15.42	3.99
C-30	INLET	1.14	49,645	5.00	0.52	6.31	3.74	0.59	9.61	6.47	0.64	11.79	8.54	0.72	15.42	12.58
C-40	INLET	0.57	24,983	5.00	0.52	6.31	1.86	0.59	9.61	3.22	0.63	11.79	4.25	0.71	15.42	6.30
C-50	INLET	0.87	37,762	5.00	0.52	6.31	2.83	0.59	9.61	4.90	0.63	11.79	6.48	0.71	15.42	9.51
D-10	INLET	0.25	10,750	5.00	0.63	6.31	0.99	0.70	9.61	1.69	0.75	11.79	2.22	0.84	15.42	3.19
D-20	INLET	0.24	10,447	5.00	0.64	6.31	0.97	0.72	9.61	1.65	0.77	11.79	2.17	0.85	15.42	3.15
D-30	INLET	0.30	12,885	5.00	0.62	6.31	1.17	0.69	9.61	2.00	0.74	11.79	2.62	0.83	15.42	3.77
D-40	INLET	0.28	12,058	5.00	0.62	6.31	1.10	0.70	9.61	1.88	0.75	11.79	2.46	0.83	15.42	3.55
OFFSITE-10	INLET	84.80	3,693,992	5.00	0.29	6.31	155.10	0.35	9.61	285.20	0.39	11.79	389.98	0.46	15.42	601.64
OFFSITE-20	INLET	15.89	692,110	5.00	0.29	6.31	29.06	0.35	9.61	53.44	0.39	11.79	73.08	0.46	15.42	112.72

GRAY CIVIL, INC.
512-452-0371
gray-civil.com
8834 N. Capital of Texas Highway, Suite 140
5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM #2946
GRAY

NO.	BY	DATE	REVISION DESCRIPTION

INLET CAPACITY CALCULATIONS (1 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1143 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (+143AC)\CAD\SHEETS\12014-C-DIM.DWG DATE: 2/6/2026 9:30:13 AM BY: TSHOCK

25-YEAR INLET CAPACITY

								STREET CAPACITY						CURB INLET ON GRADE				CURB INLET IN SAG			
Drainage Area	Inlet Type	Upstream Inlet	Upstream Inlet	Upstream Inlet	Upstream Inlet	Q_{pass} (cfs)	Q_{25} (cfs)	Street Width (ft)	Cross Slope (ft/ft)	Long. Slope (ft/ft)	Ponded Width (ft)	Ponded Depth (ft)	Velocity (ft/s)	Length Needed (ft)	Length (ft)	Q_i (cfs)	Q_{pass} (cfs)	Q_{25} (cfs)	Depth (ft)	Orifice/Weir?	Length Needed (ft)
A-10	SUMP INLET	A-30	0	0	0	0.80	9.73	40	0.0250	0.005	17.264	0.432	2.827	-	10.00	-	-	10.53	0.43	Weir	10.00
A-20	SUMP INLET	A-60	A-30	AB-10	AB-20	2.37	12.17	40	0.0250	0.005	19.487	0.487	3.065	-	10.00	-	-	14.55	0.49	Weir	10.00
A-30	GRADE INLET	A-40	0	0	0	0.65	8.78	33	0.0303	0.005	14.686	0.445	2.885	13.40	10.00	8.627	0.80	-	-	-	-
A-40	GRADE INLET	0	0	0	0	0.00	8.17	40	0.0250	0.005	15.695	0.392	2.653	13.25	10.00	7.518	0.65	-	-	-	-
A-50	GRADE INLET	0	0	0	0	0.00	2.48	40	0.0303	0.005	8.905	0.270	2.067	6.21	10.00	2.483	0.00	-	-	-	-
A-60	GRADE INLET	AC-10	AC-20	0	0	0.99	6.07	33	0.0303	0.005	13.178	0.399	2.684	11.35	10.00	6.907	0.15	-	-	-	-
AB-10	GRADE INLET	AB-30	0	0	0	0.00	3.78	33	0.0303	0.005	10.429	0.316	2.296	7.92	10.00	3.784	0.00	-	-	-	-
AB-20	GRADE INLET	AB-50	0	0	0	1.32	9.74	33	0.0303	0.005	15.597	0.473	3.003	14.69	10.00	9.649	1.42	-	-	-	-
AB-30	GRADE INLET	AB-40	0	0	0	0.02	3.91	33	0.0303	0.005	10.583	0.321	2.319	8.11	10.00	3.935	0.00	-	-	-	-
AB-40	GRADE INLET	0	0	0	0	0.00	6.09	33	0.0303	0.005	12.470	0.378	2.587	10.43	10.00	6.075	0.02	-	-	-	-
AB-50	GRADE INLET	0	0	0	0	0.00	10.83	33	0.0303	0.005	15.472	0.469	2.987	14.51	10.00	9.509	1.32	-	-	-	-
F-10	SUMP INLET	0	0	0	0	0.00	9.37	33	0.0303	0.005	14.653	0.444	2.881	-	10.00	-	-	9.37	0.44	Weir	10.00
F-20	GRADE INLET	F-30	F-40	0	0	0.67	10.78	33	0.0303	0.005	15.801	0.479	3.029	14.99	10.00	9.876	1.58	-	-	-	-
F-30	GRADE INLET	0	0	0	0	0.00	9.05	33	0.0303	0.005	14.461	0.438	2.855	13.09	10.00	8.373	0.67	-	-	-	-
F-40	GRADE INLET	0	0	0	0	0.00	10.89	33	0.0303	0.005	15.503	0.470	2.991	14.56	10.00	9.543	1.35	-	-	-	-
AC-10	GRADE INLET	0	0	0	0	0.00	9.74	33	0.0303	0.005	14.868	0.451	2.909	13.66	10.00	8.832	0.91	-	-	-	-
AC-20	GRADE INLET	0	0	0	0	0.00	6.64	33	0.0303	0.005	12.876	0.390	2.643	10.96	10.00	6.555	0.08	-	-	-	-
B-10	SUMP INLET	B-50	B-60	0	0	0.71	6.92	33	0.0303	0.005	13.565	0.411	2.736	-	10.00	-	-	7.63	0.41	Weir	10.00
B-20	SUMP INLET	B-40	B-30	0	0	0.15	6.29	33	0.0303	0.005	12.727	0.386	2.622	-	10.00	-	-	6.44	0.39	Weir	10.00
B-30	GRADE INLET	0	0	0	0	0.00	6.53	33	0.0303	0.005	12.798	0.388	2.632	10.86	10.00	6.463	0.07	-	-	-	-
B-40	GRADE INLET	0	0	0	0	0.00	6.68	33	0.0303	0.005	12.957	0.393	2.627	10.95	10.00	6.600	0.08	-	-	-	-
B-50	GRADE INLET	0	0	0	0	0.00	6.20	33	0.0303	0.005	12.548	0.380	2.598	10.53	10.00	6.168	0.03	-	-	-	-
B-60	GRADE INLET	0	0	0	0	0.00	9.07	33	0.0303	0.005	14.474	0.439	2.857	13.11	10.00	8.388	0.68	-	-	-	-
C-10	SUMP INLET	0	0	0	0	0.00	2.72	33	0.0303	0.005	9.080	0.275	2.176	-	10.00	-	-	2.72	0.28	Weir	10.00
C-20	GRADE INLET	C-30	D-20	0	0	0.49	2.76	33	0.0303	0.005	9.851	0.298	2.211	7.26	10.00	3.250	0.00	-	-	-	-
C-30	GRADE INLET	C-40	0	0	0	0.00	8.54	33	0.0303	0.005	14.262	0.432	2.772	12.55	10.00	8.057	0.49	-	-	-	-
C-40	GRADE INLET	C-50	0	0	0	0.06	4.25	40	0.0250	0.005	12.546	0.314	2.192	8.97	10.00	4.312	0.00	-	-	-	-
C-50	GRADE INLET	0	0	0	0	0.00	6.48	40	0.0303	0.005	12.757	0.387	2.627	10.80	10.00	6.416	0.06	-	-	-	-
D-10	GRADE INLET	D-30	0	0	0	0.00	2.22	40	0.0303	0.005	8.537	0.259	2.009	5.82	10.00	2.218	0.00	-	-	-	-
D-20	GRADE INLET	D-40	0	0	0	0.00	2.17	40	0.0303	0.005	8.459	0.256	1.997	5.74	10.00	2.165	0.00	-	-	-	-
D-30	GRADE INLET	0	0	0	0	0.00	2.62	40	0.0303	0.005	9.088	0.275	2.095	6.41	10.00	2.622	0.00	-	-	-	-
D-40	GRADE INLET	0	0	0	0	0.00	2.46	40	0.0330	0.005	8.418	0.278	2.107	6.02	10.00	2.464	0.00	-	-	-	-

100-YEAR INLET CAPACITY

								STREET CAPACITY						CURB INLET ON GRADE				CURB INLET IN SAG			
Drainage Area	Inlet Type	Upstream Inlet	Upstream Inlet	Upstream Inlet	Upstream Inlet	Q_{pass} (cfs)	Q_{100} (cfs)	Street Width (ft)	Cross Slope (ft/ft)	Long. Slope (ft/ft)	Ponded Width (ft)	Ponded Depth (ft)	Velocity (ft/s)	Length Needed (ft)	Length (ft)	Q_i (cfs)	Q_{pass} (cfs)	Q_{100} (cfs)	Depth (ft)	Orifice/Weir?	Length Needed (ft)
A-10	SUMP INLET	A-30				3.54	14.24	40	0.0250	0.005	21.007	0.525	3.222	-	10.00	-	-	17.77	0.53	Weir	10
A-20	SUMP INLET	A-60	A-30	AB-10	AB-20	10.68	17.97	40	0.0250	0.005	25.125	0.628	3.630	-	10.00	-	-	28.65	0.63	Weir	10
A-30	GRADE INLET	A-40				2.28	13.27	33	0.0303	0.005	17.716	0.537	3.269	17.84	10.00	12.009	3.54	-	-	-	-
A-40	GRADE INLET					0.00	12.03	40	0.0250	0.005	18.146	0.454	2.922	16.57	10.00	9.752	2.28	-	-	-	-
A-50	GRADE INLET					0.00	3.64	40	0.0303	0.005	10.278	0.311	2.274	7.75	10.00	3.640	0.00	-	-	-	-
A-60	GRADE INLET	AC-10	AC-20			3.84	8.89	33	0.0303	0.005	16.435	0.498	3.110	15.91	10.00	10.584	2.14	-	-	-	-
AB-10	GRADE INLET	AB-30				0.05	5.54	33	0.0303	0.005	12.072	0.366	2.532	9.93	10.00	5.590	0.00	-	-	-	-
AB-20	GRADE INLET	AB-50				3.85	14.36	33	0.0303	0.005	18.799	0.570	3.401	19.51	10.00	13.213	5.00				
AB-30	GRADE INLET	AB-40				0.64	5.78	33	0.0303	0.005	12.721	0.385	2.622	10.76	10.00	6.373	0.05	-	-	-	-
AB-40	GRADE INLET					0.00	8.96	33	0.0303	0.005	14.406	0.437	2.848	13.02	10.00	8.312	0.64	-	-	-	-
AB-50	GRADE INLET					0.00	16.14	33	0.0303	0.005	17.968	0.544	3.300	18.22	10.00	12.289	3.85	-	-	-	-
F-10	SUMP INLET					0.00	14.10	33	0.0303	0.005	17.077	0.517	3.190	-	10.00	-	-	14.10	0.52	Weir	10
F-20	GRADE INLET	F-30	F-40			6.73	16.07	33	0.0303	0.005	20.450	0.620	3.598	22.16	10.00	15.057	7.74	-	-	-	-
F-30	GRADE INLET					0.00	13.84	33	0.0303	0.005	16.959	0.514	3.175	16.69	10.00	11.166	2.67	-	-	-	-
F-40	GRADE INLET					0.00	16.52	33	0.0303	0.005	18.125	0.549	3.319	18.46	10.00	12.463	4.06	-	-	-	-
AC-10	GRADE INLET					0.00	14.37	33	0.0303	0.005	17.202	0.521	3.206	17.06	10.00	11.436	2.93	-	-	-	-
AC-20	GRADE INLET					0.00	9.72	33	0.0303	0.005	14.856	0.450	2.907	13.64	10.00	8.819	0.90	-	-	-	-
B-10	SUMP INLET	B-50	B-60			3.22	10.20	33	0.0303	0.005	16.767	0.508	3.151	-	10.00	-	-	13.42	0.51	Weir	10
B-20	SUMP INLET	B-40	B-30			1.77	9.26	33	0.0303	0.005	15.579	0.472	3.001	-	10.00	-	-	11.03	0.47	Weir	10
B-30	GRADE INLET					0.00	9.54	33	0.0303	0.005	14.754	0.447	2.894	13.50	10.00	8.703	0.84	-	-	-	-
B-40	GRADE INLET					0.00	9.81	33	0.0303	0.005	14.907	0.452	2.914	13.71	10.00	8.876	0.93	-	-	-	-
B-50	GRADE INLET					0.00	9.10	33	0.0303	0.005	14.492	0.439	2.860	13.13	10.00	8.409	0.69	-	-	-	-
B-60	GRADE INLET					0.00	13.55	33	0.0303	0.005	16.827	0.510	3.159	16.49	10.00	11.020	2.53	-	-	-	-
C-10	SUMP INLET					0.00	3.95	33	0.0303	0.005	10.601	0.321	2.322	-	10.00	-	-	3.95	0.32	Weir	10
C-20	GRADE INLET	C-30	D-20			2.23	3.99	33	0.0303	0.005	12.569	0.381	2.601	10.56	10.00	6.193	0.03	-	-	-	-
C-30	GRADE INLET	C-40				0.34	12.58	33	0.0303	0.005	16.527	0.501	3.121	16.05	10.00	10.686	2.23	-	-	-	-
C-40	GRADE INLET	C-50				0.83	6.30	40	0.0250	0.005	14.915	0.373	2.564	12.25	10.00	6.794	0.34	-	-	-	-
C-50	GRADE INLET					0.00	9.51	40	0.0303	0.005	14.734	0.446	2.891	13.47	10.00	8.681	0.83	-	-	-	-
D-10	GRADE INLET	D-30				0.00	3.19	40	0.0303	0.005	9.782	0.296	2.200	7.18	10.00	3.189	0.00	-	-	-	-
D-20	GRADE INLET	D-40				0.00	3.15	40	0.0303	0.005	9.733	0.295	2.193	7.13	10.00	3.148	0.00	-	-	-	-
D-30	GRADE INLET					0.00	3.77	40	0.0330	0.005	9.872	0.326	2.343	7.68	10.00	3.768	0.00	-	-	-	-
D-40	GRADE INLET					0.00	3.55	40	0.0330	0.005	9.653	0.319	2.309	7.42	10.00	3.550	0.00	-	-	-	-

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NO.	BY	DATE	REVISION DESCRIPTION

INLET CAPACITY CALCULATIONS (2 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743_SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CAD\SHEETS\12014-C-DAM.DWG DATE: 2/5/2026 9:29:46 AM BY: TSHOOK

SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
0 30' 60' 120'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED WATER LINE
- EXISTING WATER LINE
- FIRE HYDRANT ASSEMBLY (SEE NOTE BELOW)
- GATE VALVE
- PLUG
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE WASTEWATER SERVICE
- SINGLE WASTEWATER SERVICE

NOTES:

1. ALL FIRE HYDRANTS TO BE INSTALLED 3 FT. BEYOND BACK OF CURB, SAME SIDE OF STREET AS MAIN, AND ROTATED TOWARD STREET, PER COG DETAIL W10, UNLESS OTHERWISE NOTED.
2. ALL WATER SYMBOLS ARE NOT TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATION PURPOSES.
3. ALL LOTS WITH STATIC PRESSURE GREATER THAN 80 PSI SHALL HAVE A PRIVATE PRESSURE REDUCING VALVE, BASED ON THE 1138-1178 PRESSURE PLANE.
4. ALL BENDS & CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.

PROFILE LEGEND

- FINISHED GRADE
- PROPOSED SUBGRADE
- EXISTING GROUND
- PROPOSED FILL
- PROPOSED WATER LINE
- STEEL ENCASEMENT WITH SPACERS
- FIRE HYDRANT
- GATE VALVE
- PLUG

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NO.	BY	DATE	REVISION DESCRIPTION

OVERALL STORM SEWER PLAN (1 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
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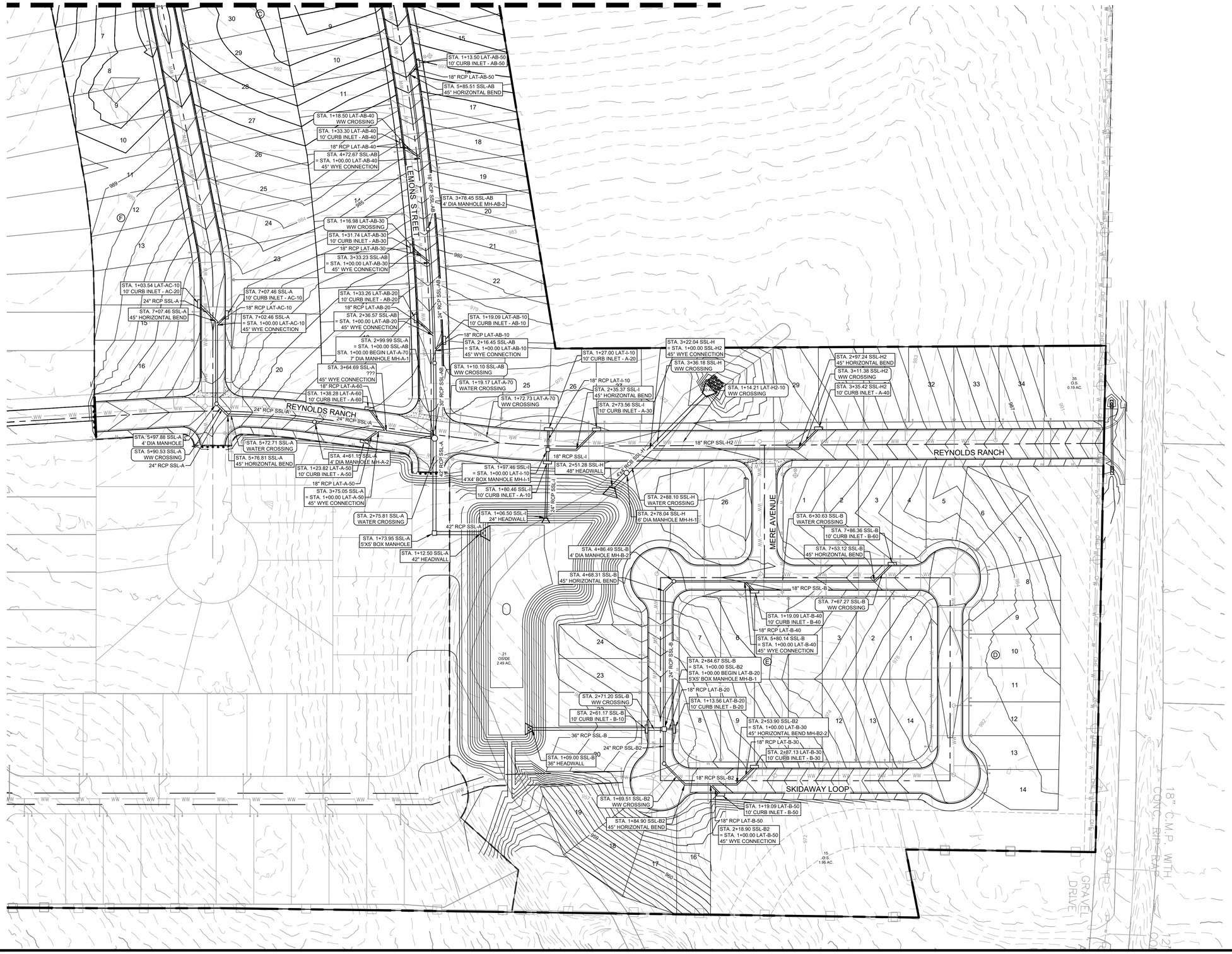
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\(-143\CIV\CAD\SHEETS\12014-C-STRM-O.DWG DATE: 2/5/2026 9:28:32 AM BY: LCARTER

MATCHLINE TO SHEET 43



SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
0 30' 60' 120'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED WATER LINE
- EXISTING WATER LINE
- FIRE HYDRANT ASSEMBLY (SEE NOTE BELOW)
- GATE VALVE
- PLUG
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE WASTEWATER SERVICE
- SINGLE WASTEWATER SERVICE

NOTES:

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4. ALL BENDS & CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.

PROFILE LEGEND

- FINISHED GRADE
- PROPOSED SUBGRADE
- EXISTING GROUND
- PROPOSED FILL
- PROPOSED WATER LINE
- STEEL ENCASEMENT WITH SPACERS
- FIRE HYDRANT
- GATE VALVE
- PLUG

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NO.	BY	DATE	REVISION DESCRIPTION

OVERALL STORM SEWER PLAN (2 OF 2)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
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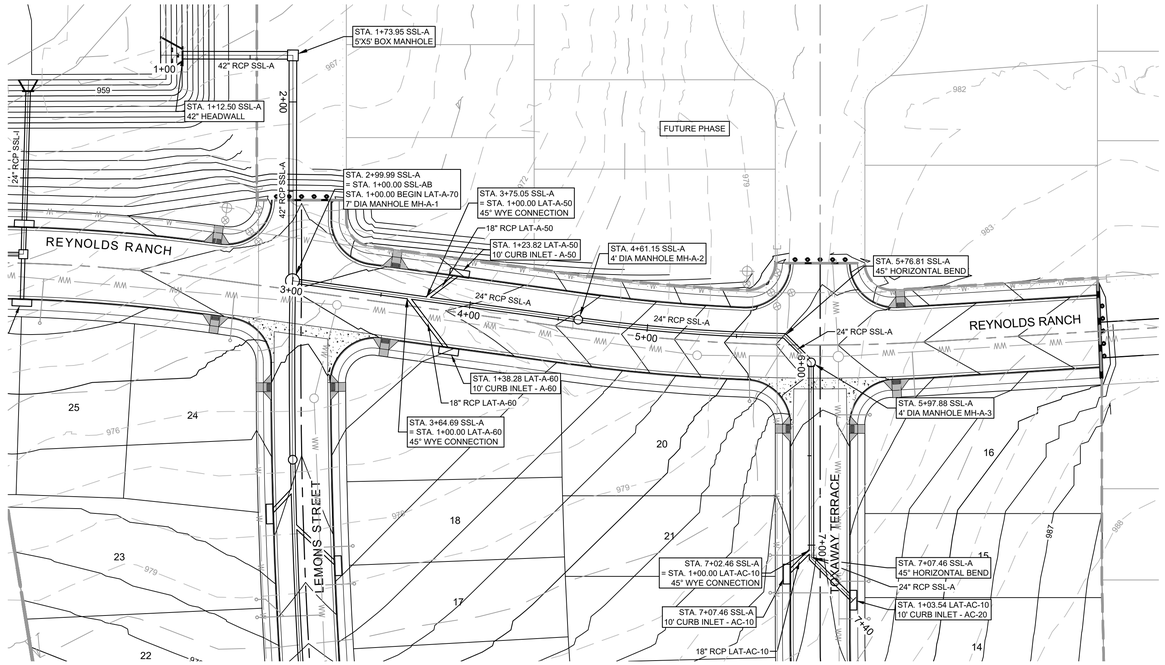
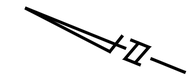
02/06/2026

H:\PROJECTS\51743 - BAFELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CAD\SHEETS\12014-C-STRM-O.DWG DATE: 2/5/2026 9:30:33 AM BY: LCARTER





SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

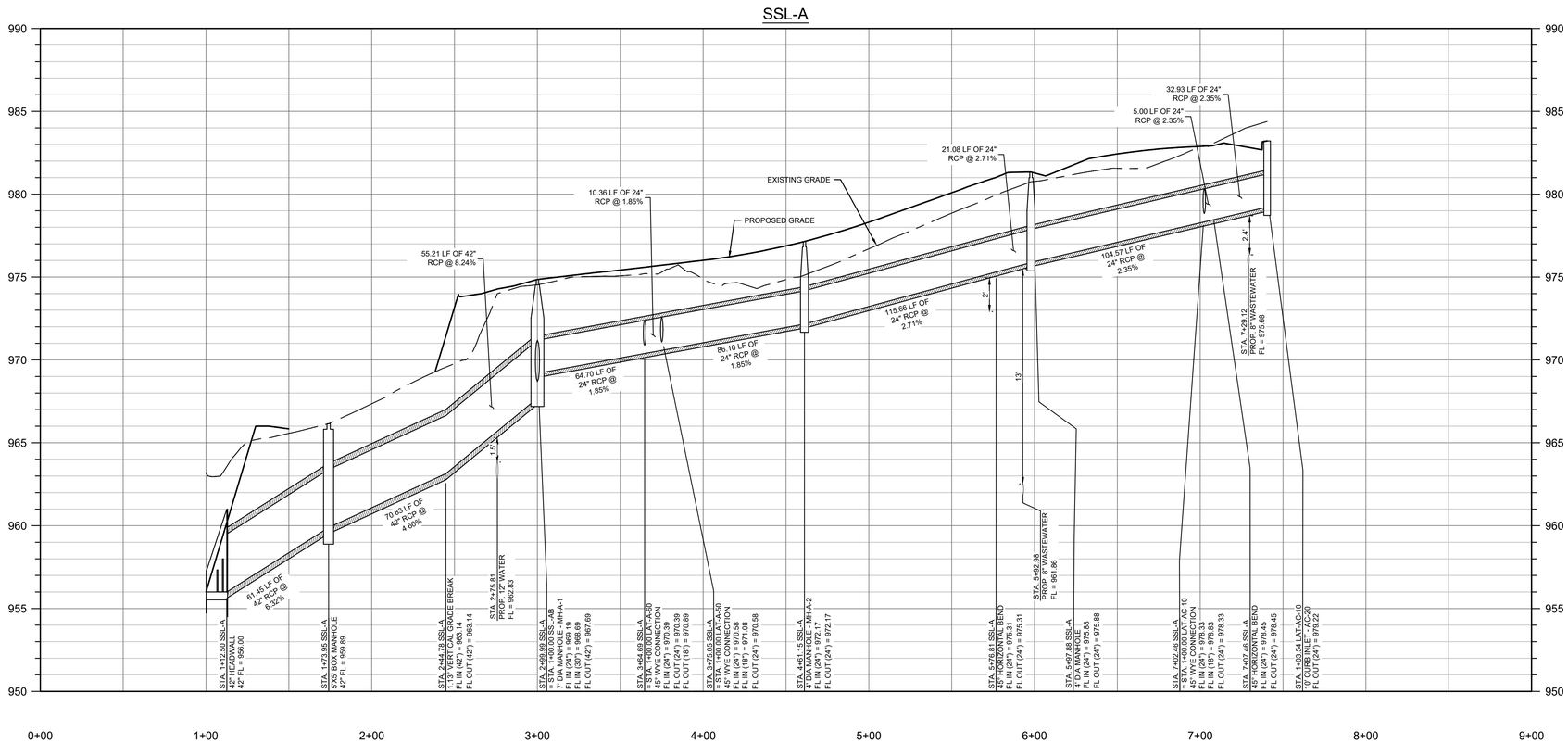
LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
2. ALL FITTINGS AND WYES SHALL BE PRECAST ELEMENTS AND NOT CAST-IN-PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL



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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE A
(1+00-6+50)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
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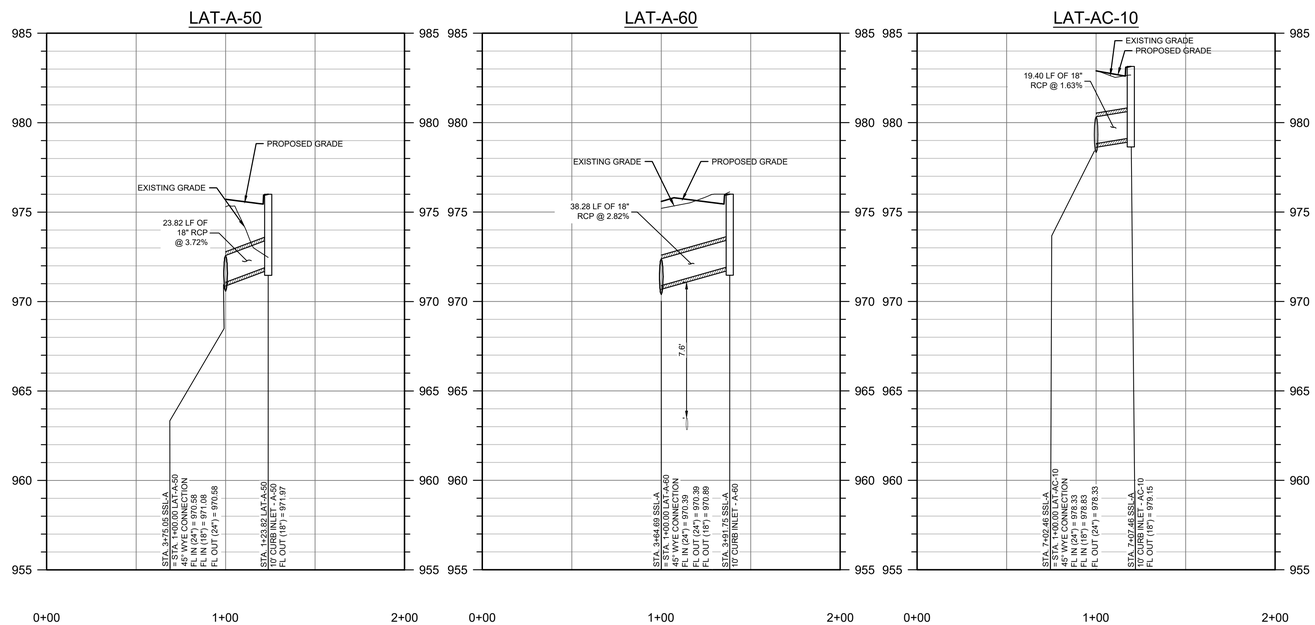
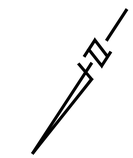
02/06/2026

SHEET 43 OF 100

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/6/2026 9:28:14 AM BY: LCARTER





SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
2. ALL FITTINGS AND WYES SHALL BE PRECAST ELEMENTS AND NOT CAST-IN-PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

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NO.	BY	DATE	REVISION DESCRIPTION

LATERALS A

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
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02/06/2026

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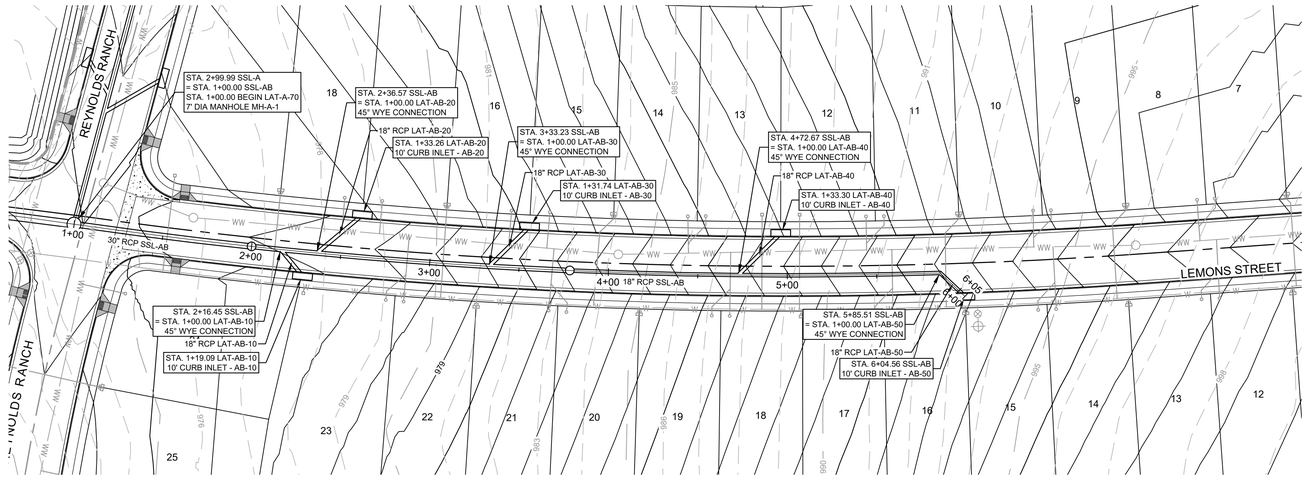

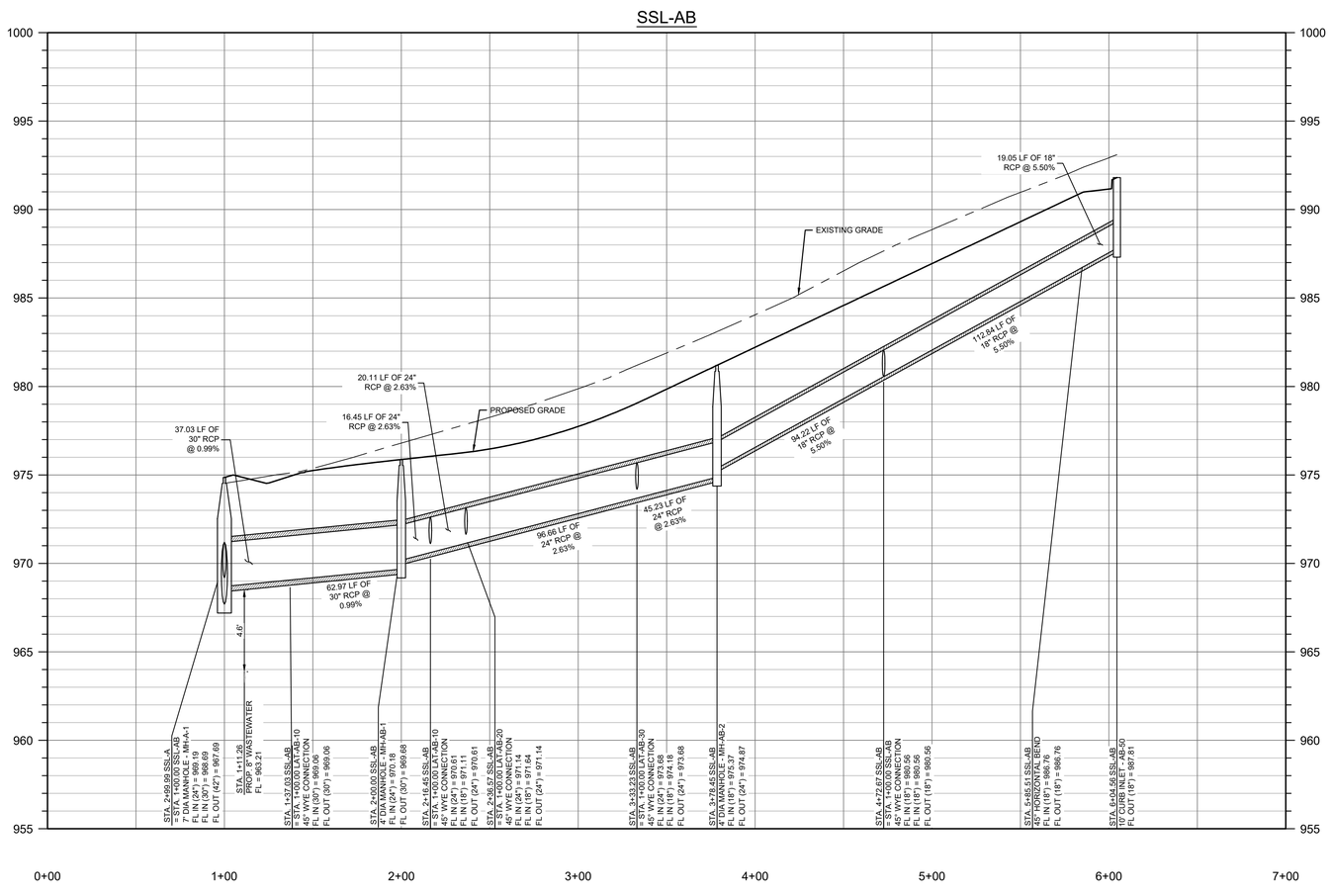

SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

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4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE AB
(1+00-END)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
CHELSEA OSBOURN
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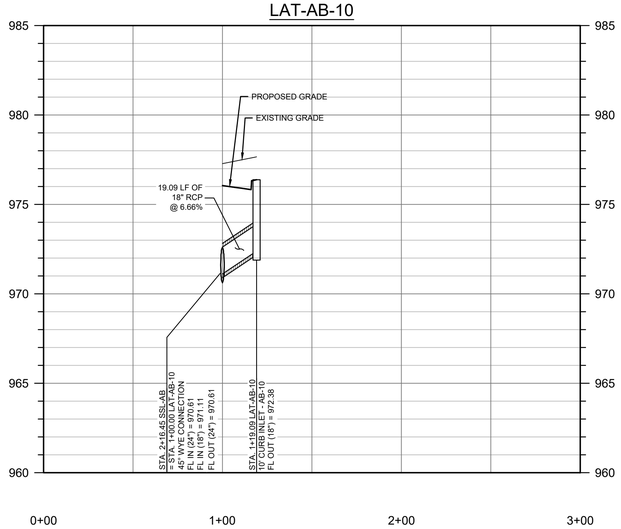
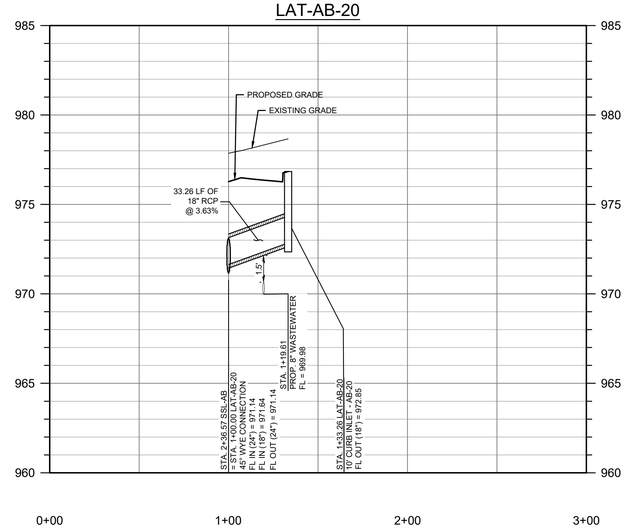
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\I-143AC\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:32:06 AM BY: LCARTER

LAT-AB-10



LAT-AB-20



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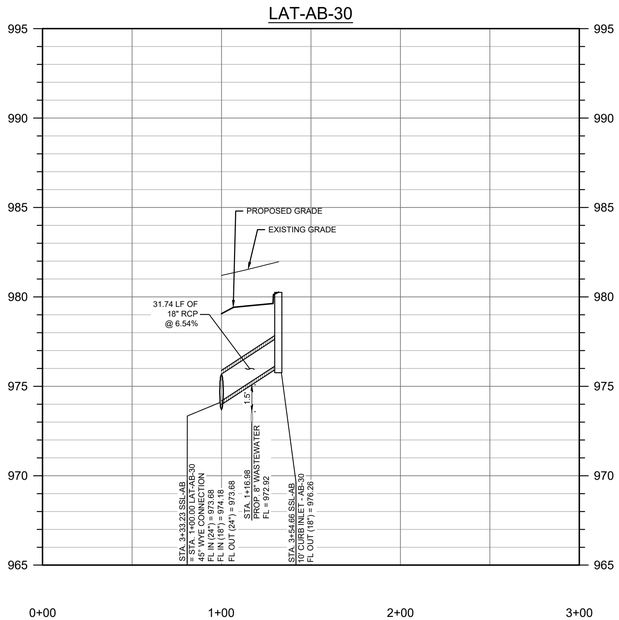
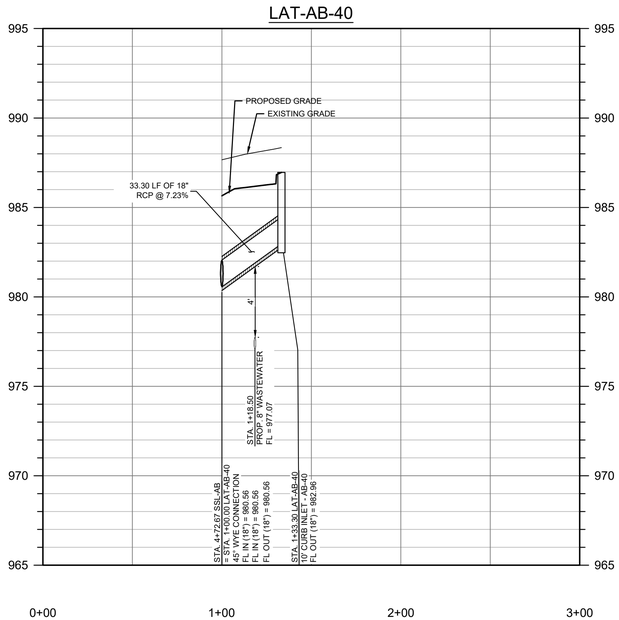


LAT-AB-40



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:

1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
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3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

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NO.	BY	DATE	REVISION DESCRIPTION

LATERALS AB

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
CHELSEA OSBOURN
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LICENSED PROFESSIONAL ENGINEER
02/06/2026

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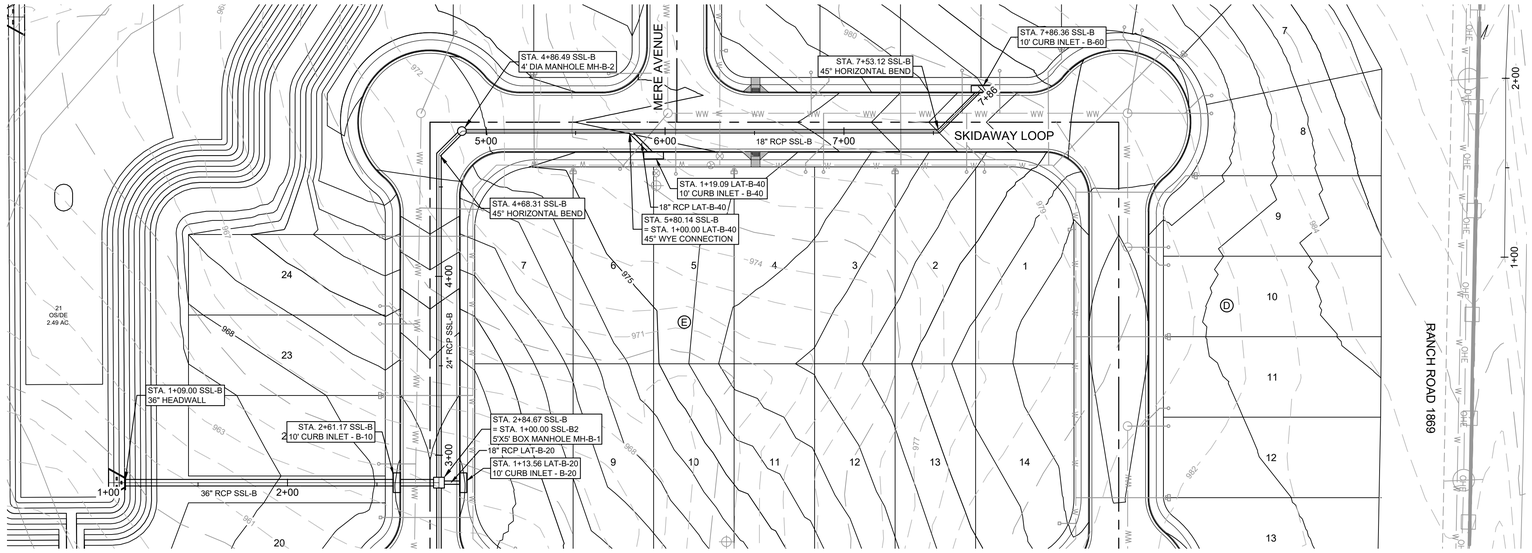

SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
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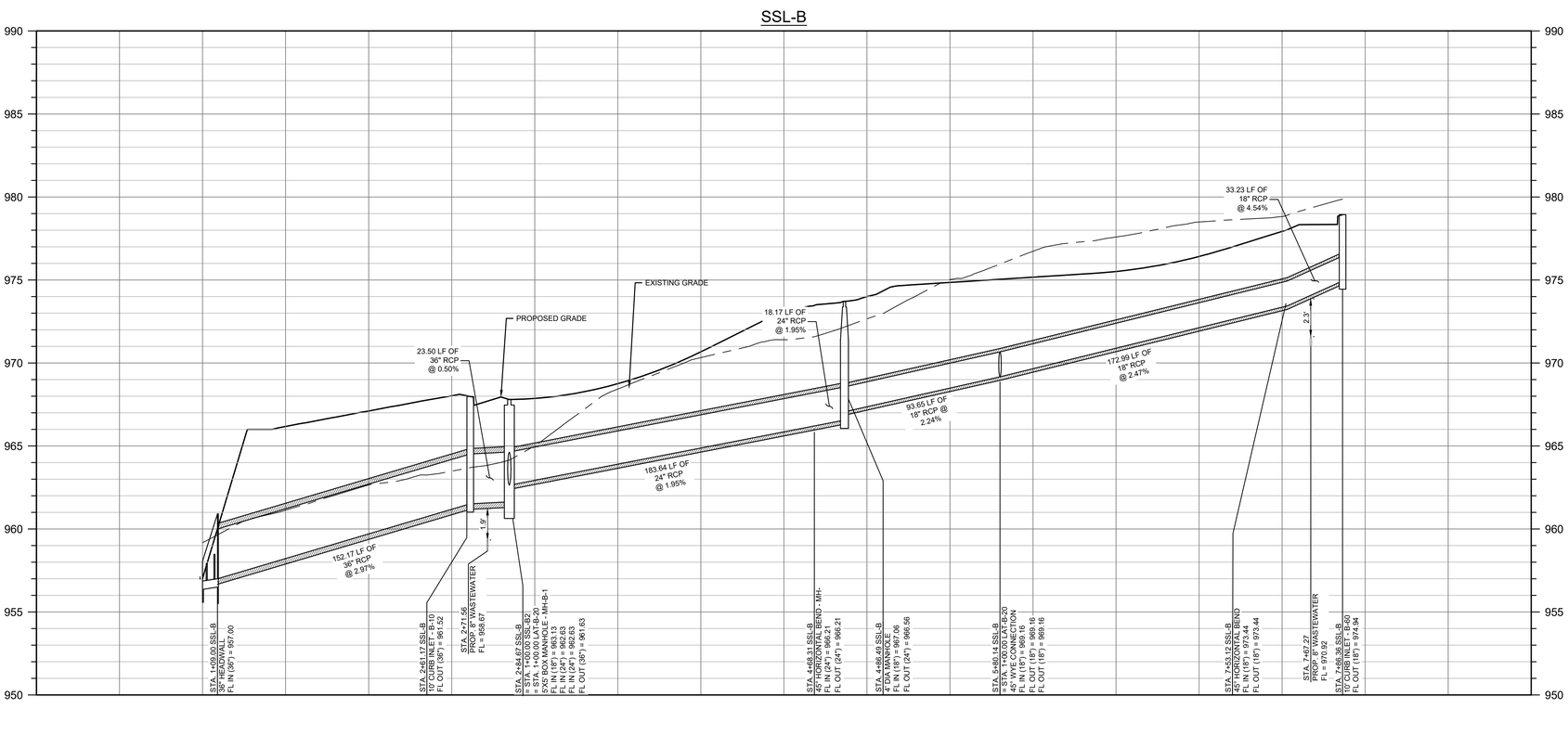
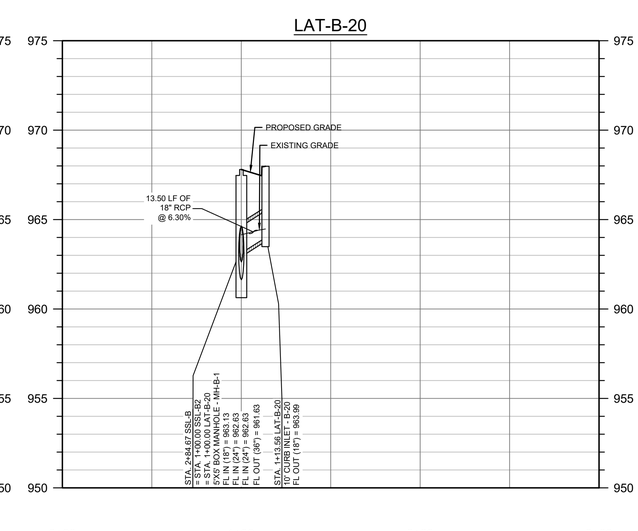
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL





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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE B & LATERAL (1+00-END)

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
CHELSEA OSBOURN
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02/06/2026

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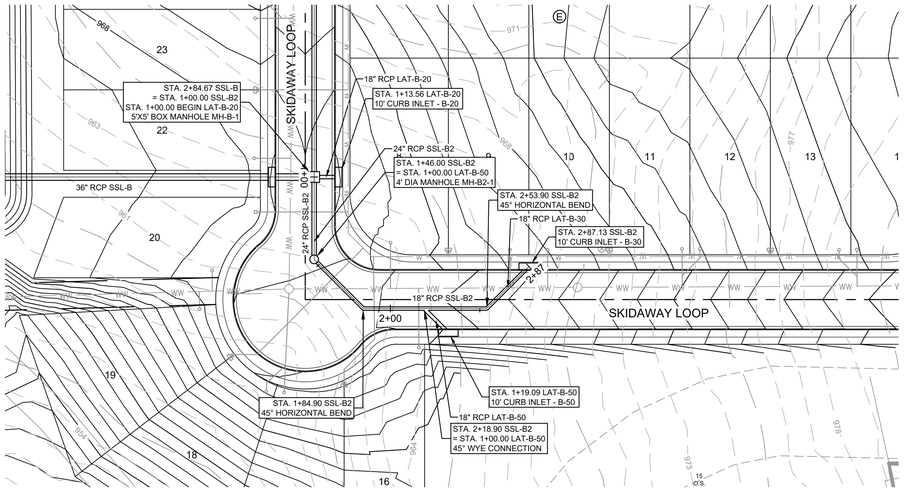

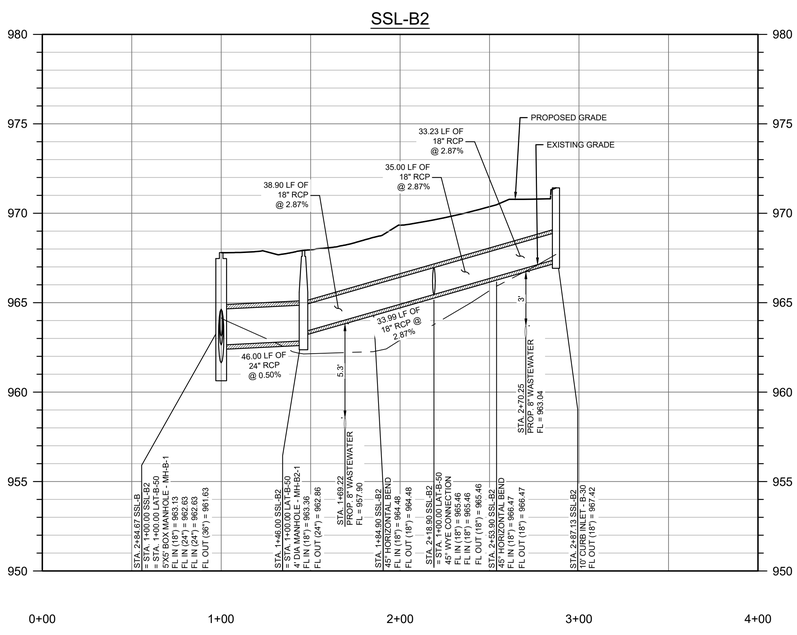

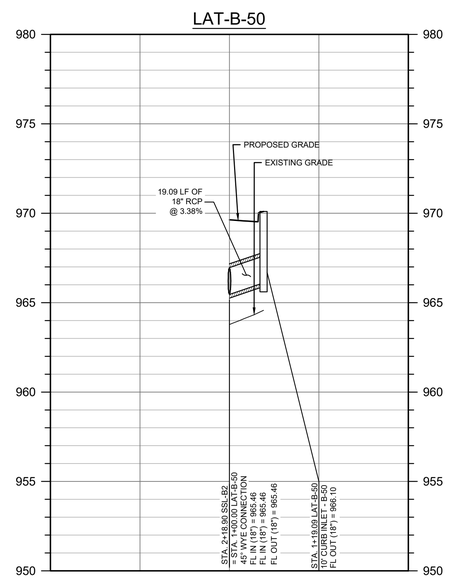

SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
2. ALL FITTINGS AND WYES SHALL BE PRECAST ELEMENTS AND NOT CAST-IN-PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE B2 & LATERALS (1+00-END)

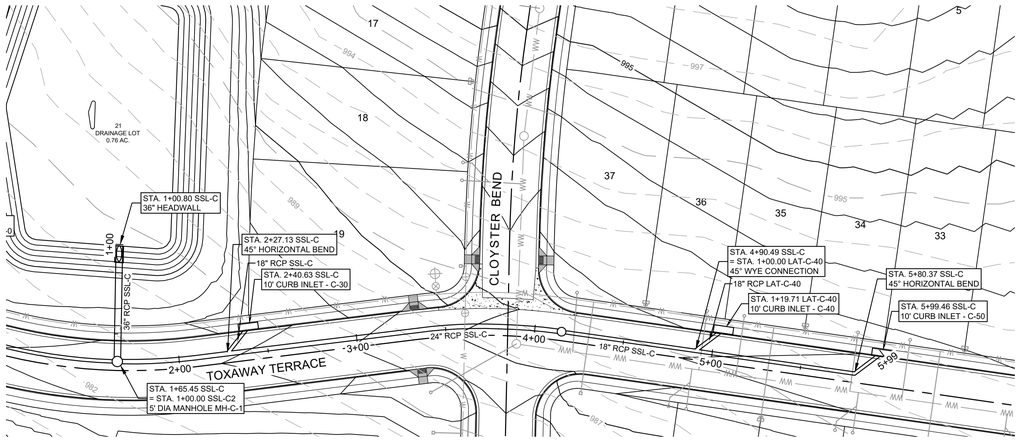
CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

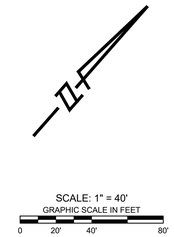
PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\(~143AC)\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:30:21 AM BY: LCARTER





LEGEND

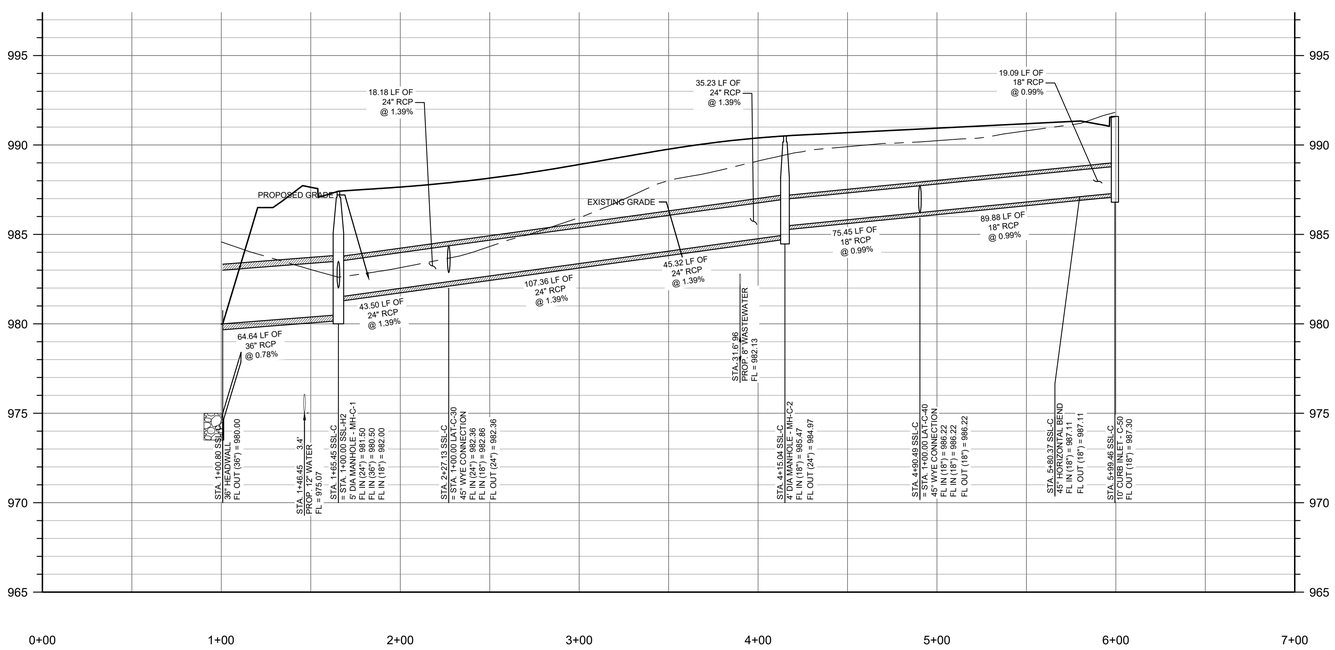
- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 — EXISTING CONTOUR
- 950 — EXISTING CONTOUR
- 950 — PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

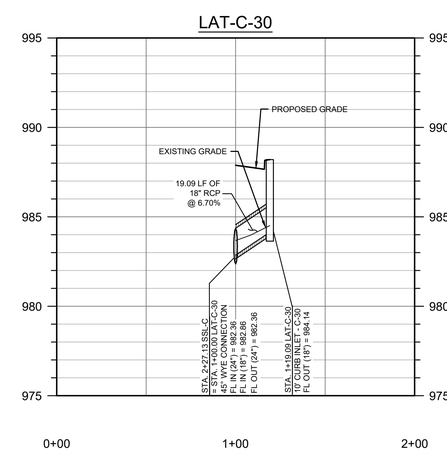
NOTES:

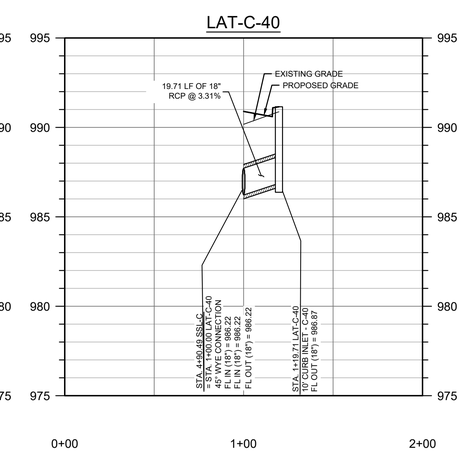
1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
2. ALL FITTINGS AND WYES SHALL BE PRECAST ELEMENTS AND NOT CAST-IN-PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL







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TBPELS FIRM # 2946

NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE C & LATERALS (1+00-END)

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014

DESIGNED BY: CLO

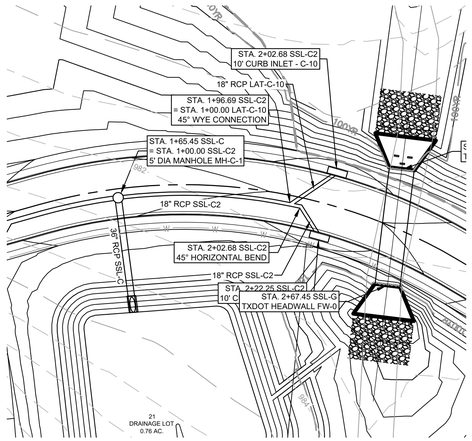
DRAWN BY: TM

CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (+143AC)\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:27:39 AM BY: LCARTER



SCALE: 1" = 40'

GRAPHIC SCALE IN FEET

0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 — EXISTING CONTOUR
- 950 — EXISTING CONTOUR
- 950 — PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

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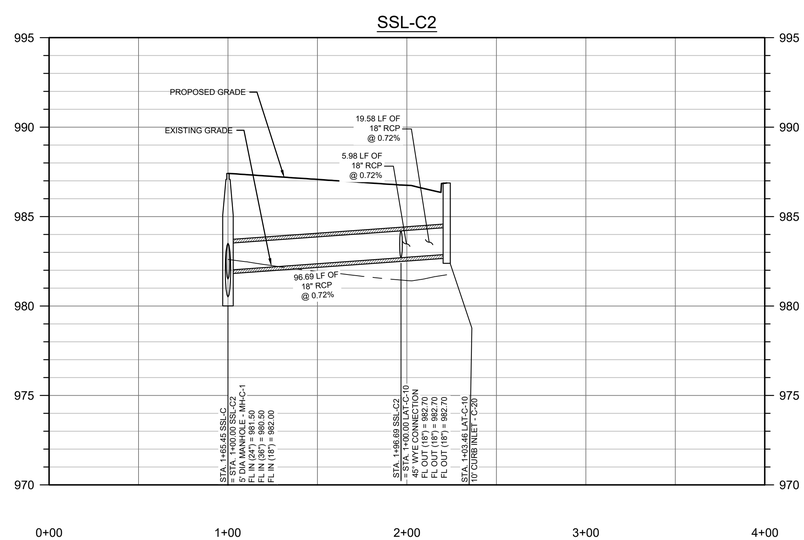
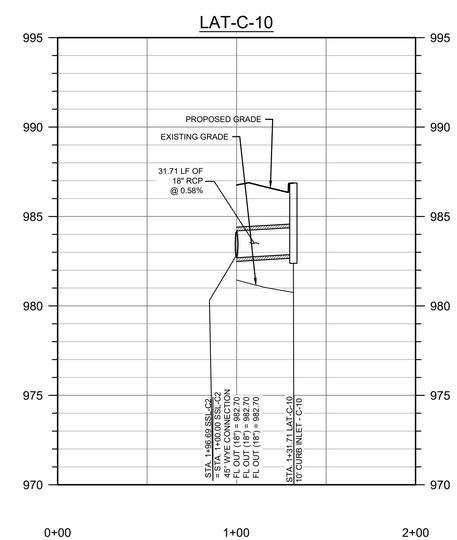
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL





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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE C2
(1+00-END)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014

DESIGNED BY: CLO

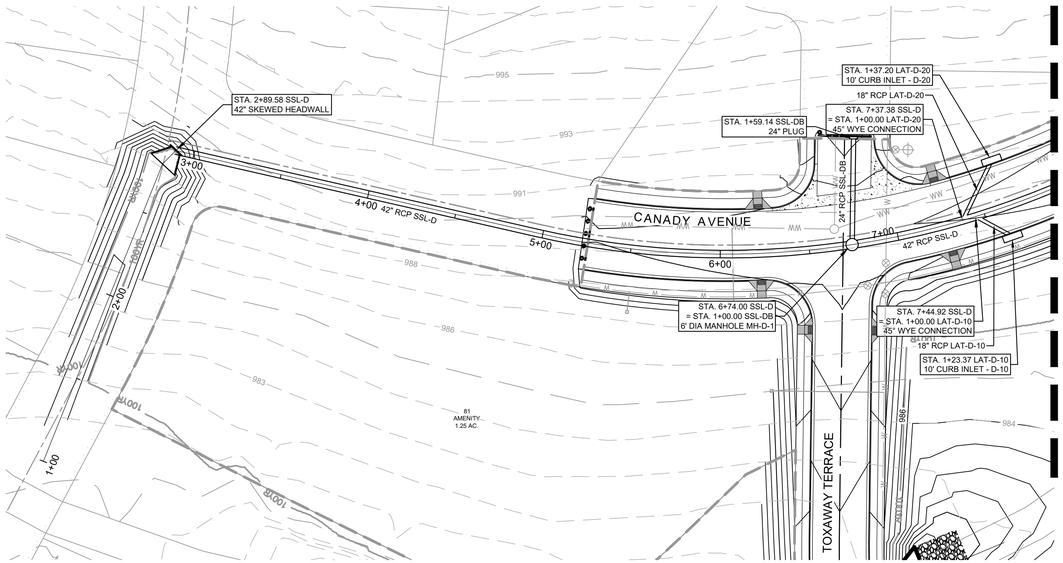
DRAWN BY: TM

CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:31:01 AM BY: LCARTER



MATCHLINE TO SHEET 52

SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100YR 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

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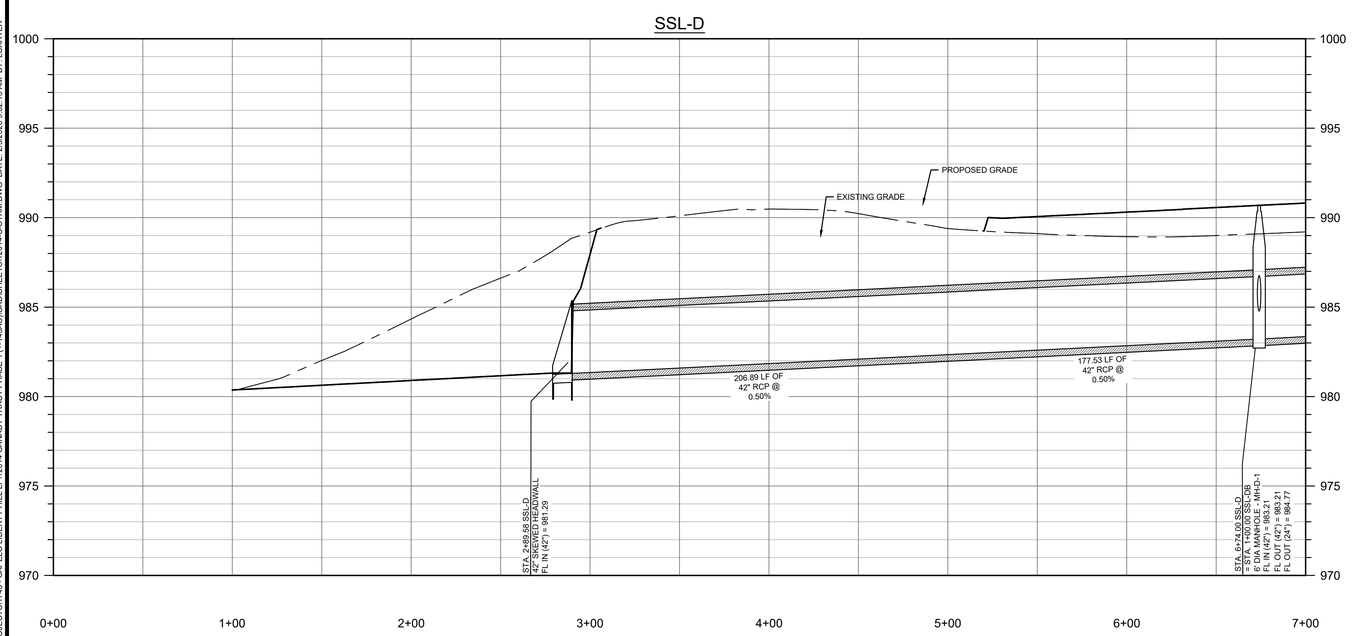
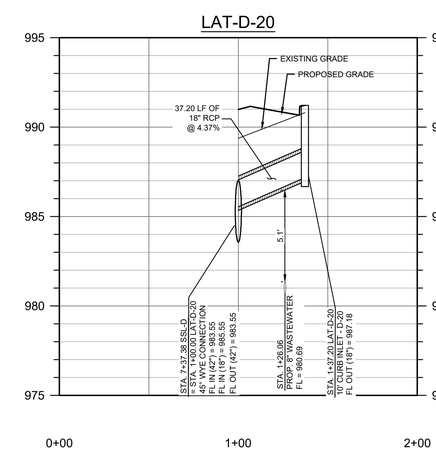
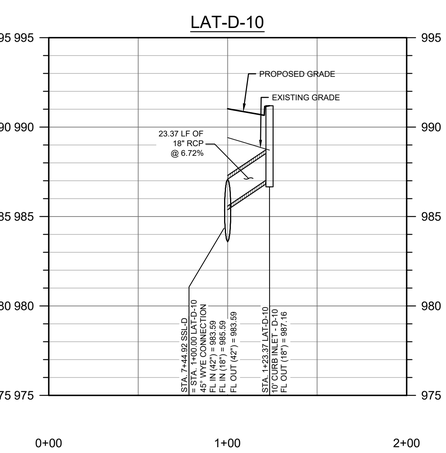
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL







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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE D & LATERALS (1+00-5+50)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
CHELSEA OSBOURN
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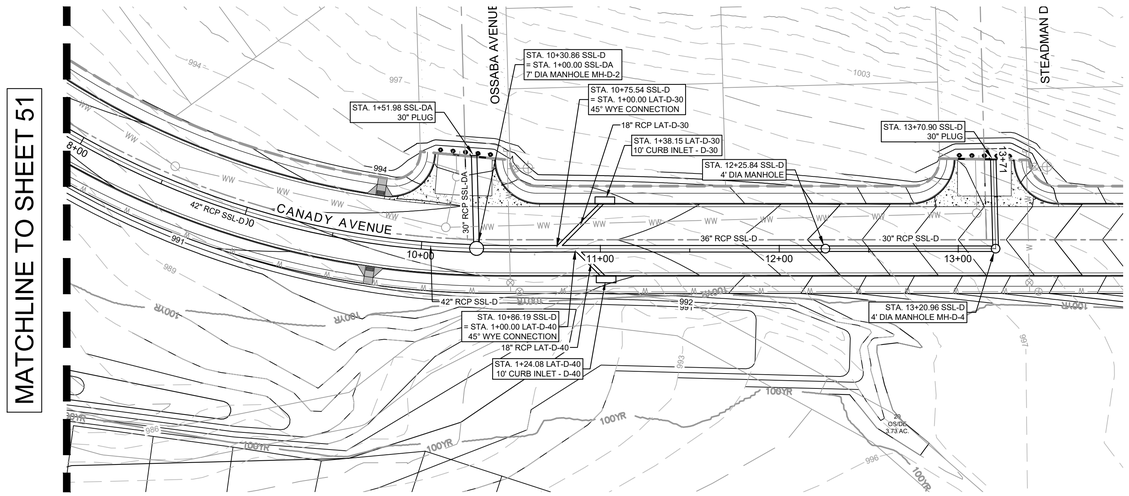
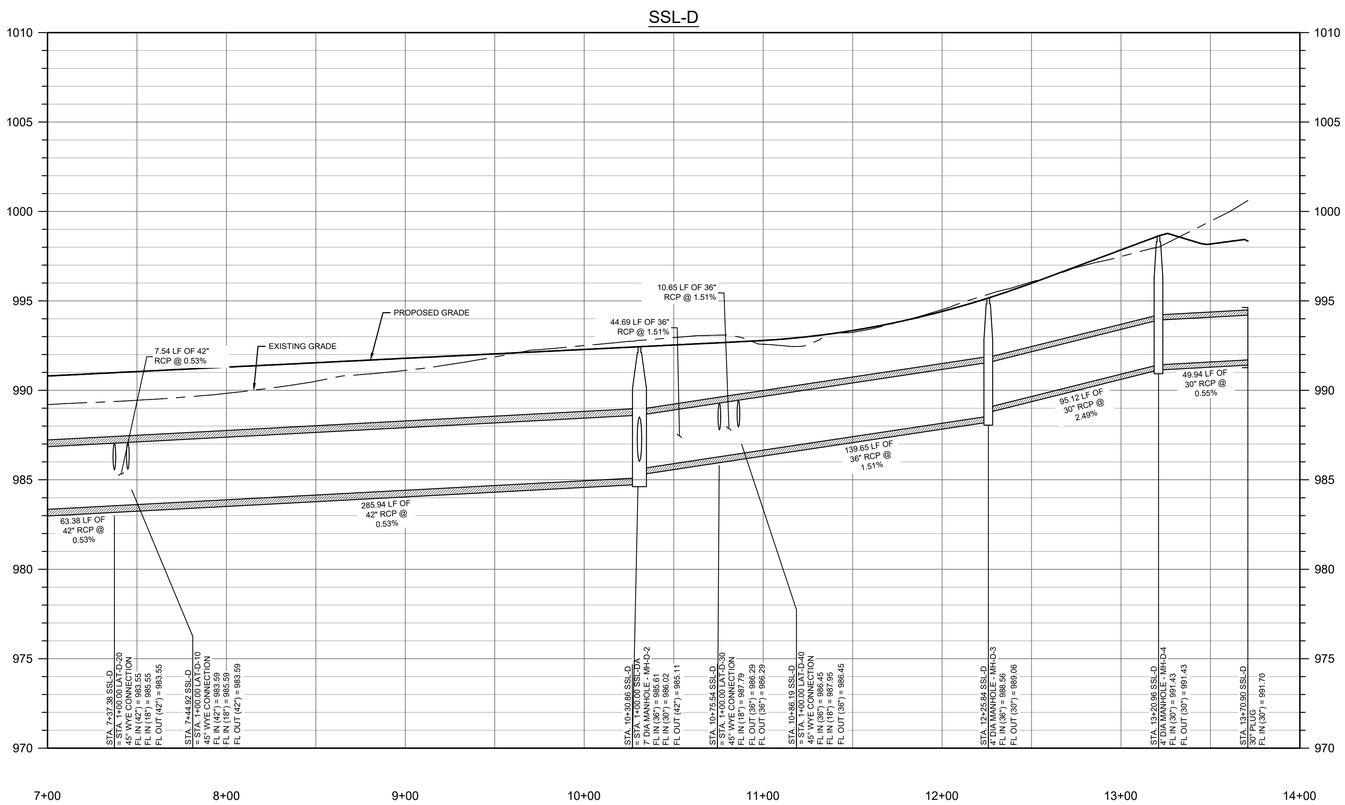
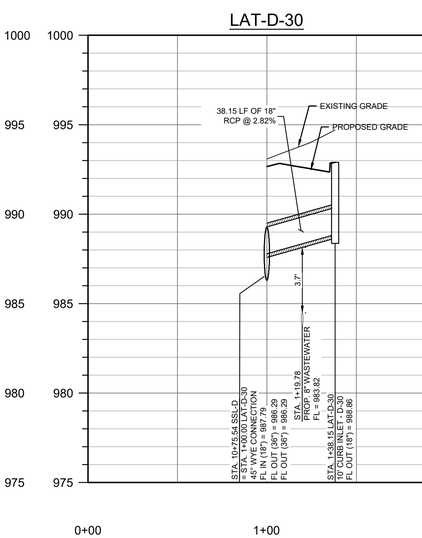
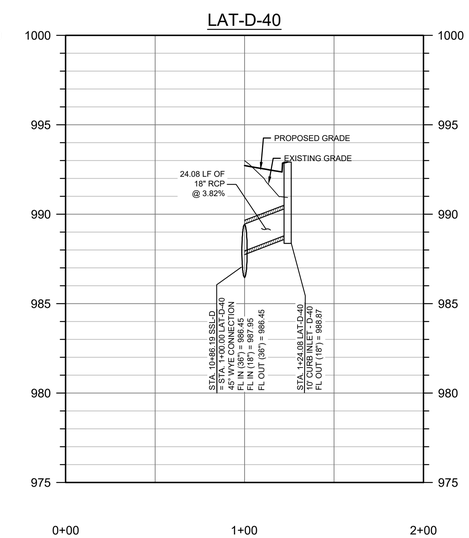
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:32:13 AM BY: LCARTER









SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
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PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

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NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE D & LATERALS (5+50-END)

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
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02/05/2026

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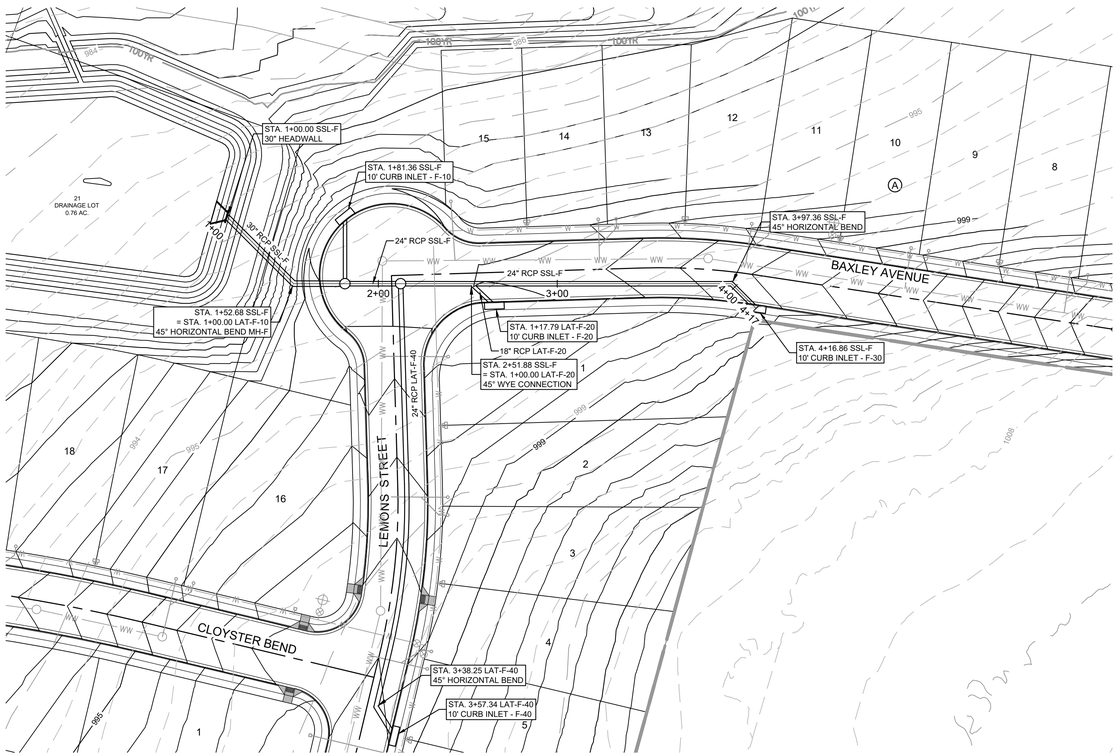

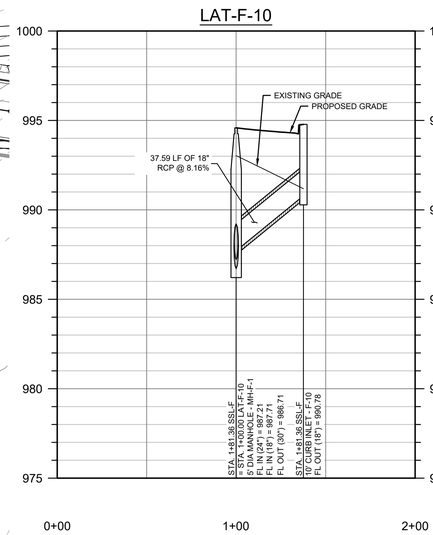

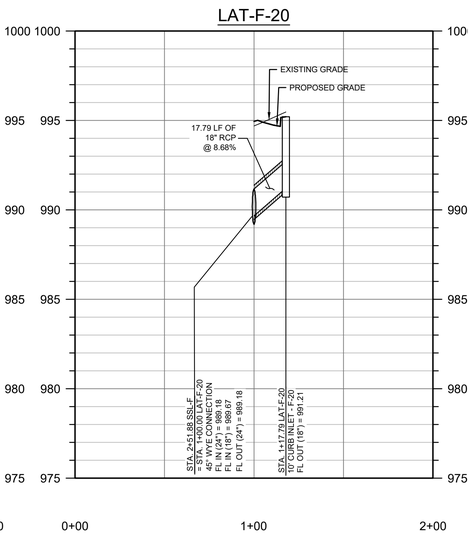

SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100YR 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
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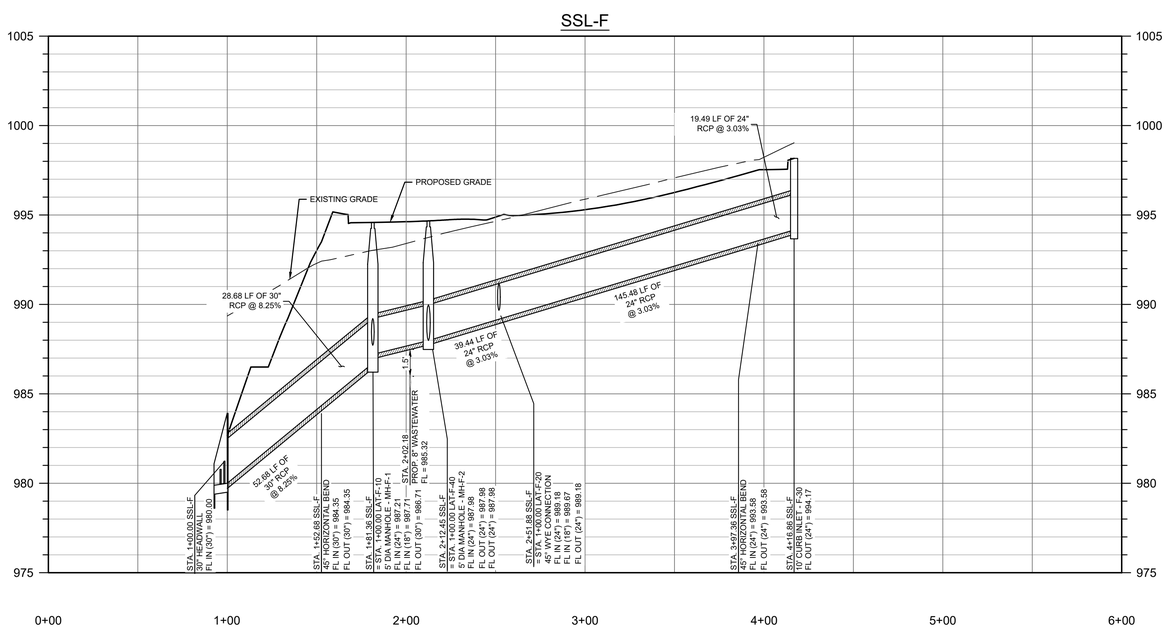
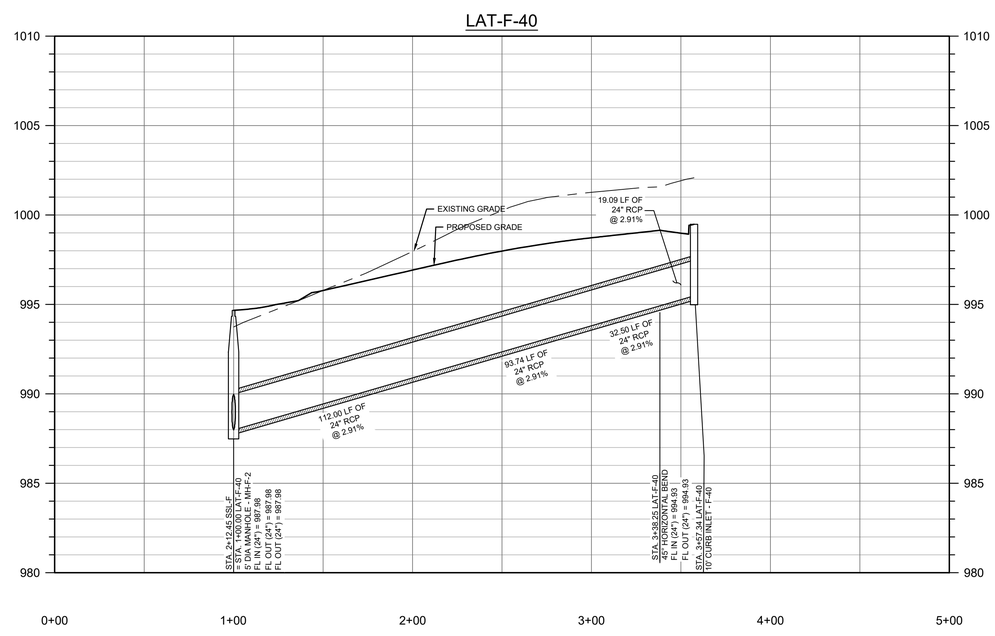
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL





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TBPELS FIRM # 2946

GRAY

NO.	BY	DATE	REVISION DESCRIPTION

STORM SEWER LINE F & LATERAL (1+00-END)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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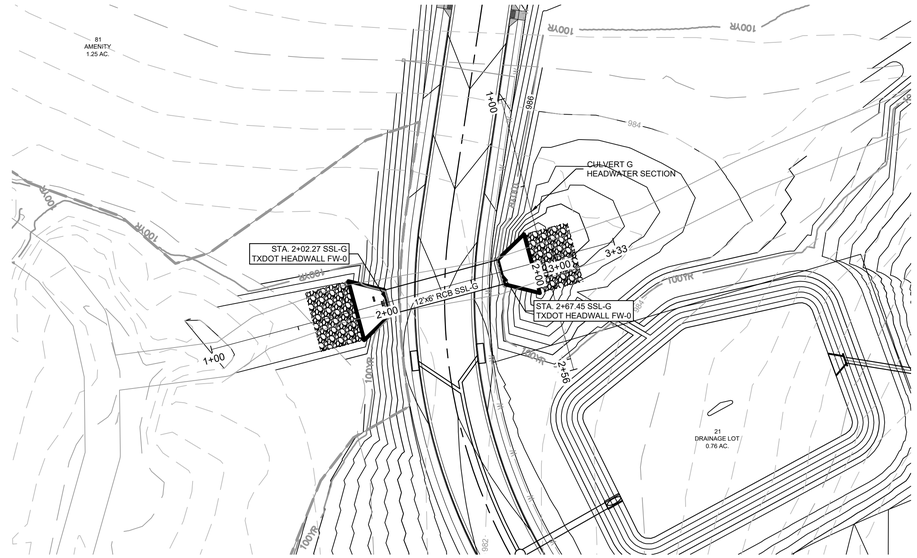
STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

SHEET 53 OF 100

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:27:39 AM BY: LCARTER



SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

CULVERT G (12'X6' RCB)					
Storm Event	Flow (cfs)	Headwater EL (ft)	Tailwater Depth (ft)	Velocity (fps)	EOP/Max Allowable Headwater (M.S.E)
25	389.98	984.02	0.84	3.1	986.5
100	601.64	986.03	1.09	3.68	

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
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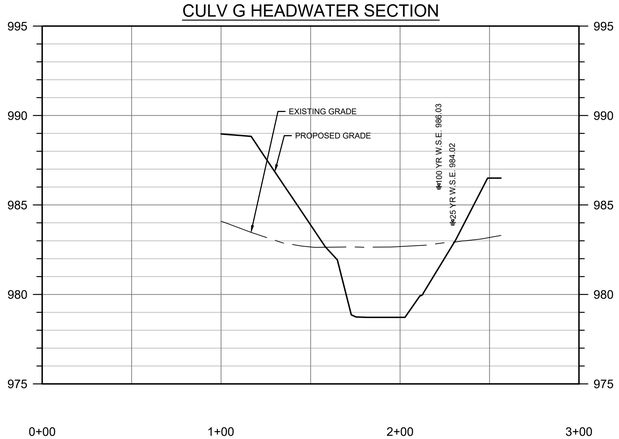
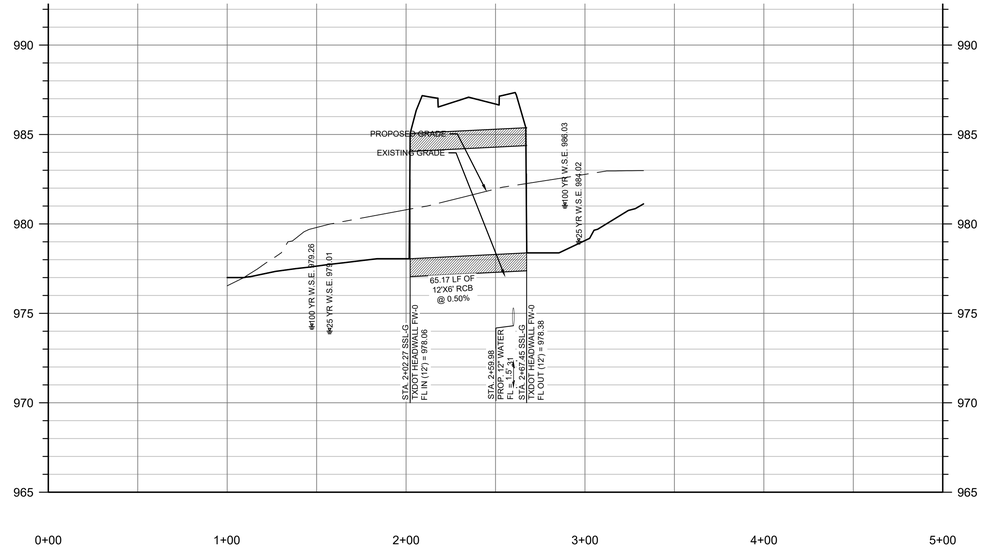
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

CULV G HEADWATER SECTION





	2 Yr	10 Yr	25 Yr	100 Yr	500 Yr
Asphalt	0.73	0.81	0.86	0.95	1
Conc. / Roof	0.75	0.83	0.88	0.97	1
Grass (0-2%)	0.21	0.25	0.29	0.36	0.49
Grass (2-7%)	0.29	0.35	0.39	0.46	0.56

Basin		Area (Ac)	Area (sf)	Tc (min)	2-year C	2-year I (in/hr)	2-year Q (cfs)	10-year C	10-year I (in/hr)	10-year Q (cfs)	25-year C	25-year I (in/hr)	25-year Q (cfs)	100-year C	100-year I (in/hr)	100-year Q (cfs)
OFFSITE-10	INLET	84.80	3,693,992	5.00	0.29	6.31	155.10	0.35	9.61	285.20	0.39	11.79	389.98	0.46	15.42	601.64

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NO.	BY	DATE	REVISION DESCRIPTION

CULVERT G ANALYSIS PLAN & PROFILE G (1+00-END)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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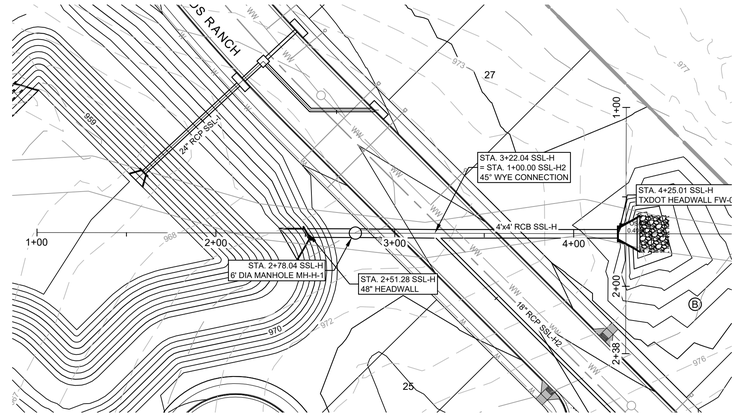
STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:32:42 AM BY: LCARTER



CULVERT H (4'X4' RCB)					
Storm Event	Flow (cfs)	Headwater EL (ft)	Tailwater Depth (ft)	Velocity (fps)	EOP/Max Allowable
25	81.24	972.51	0.2	4.06	974.8
100	124.75	973.96	0.26	4.82	

SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100YR 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

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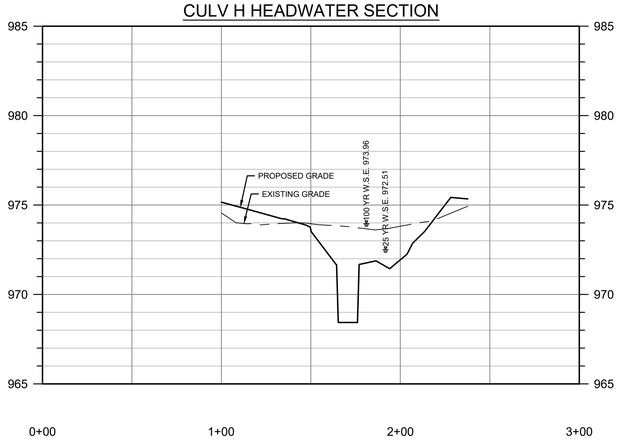
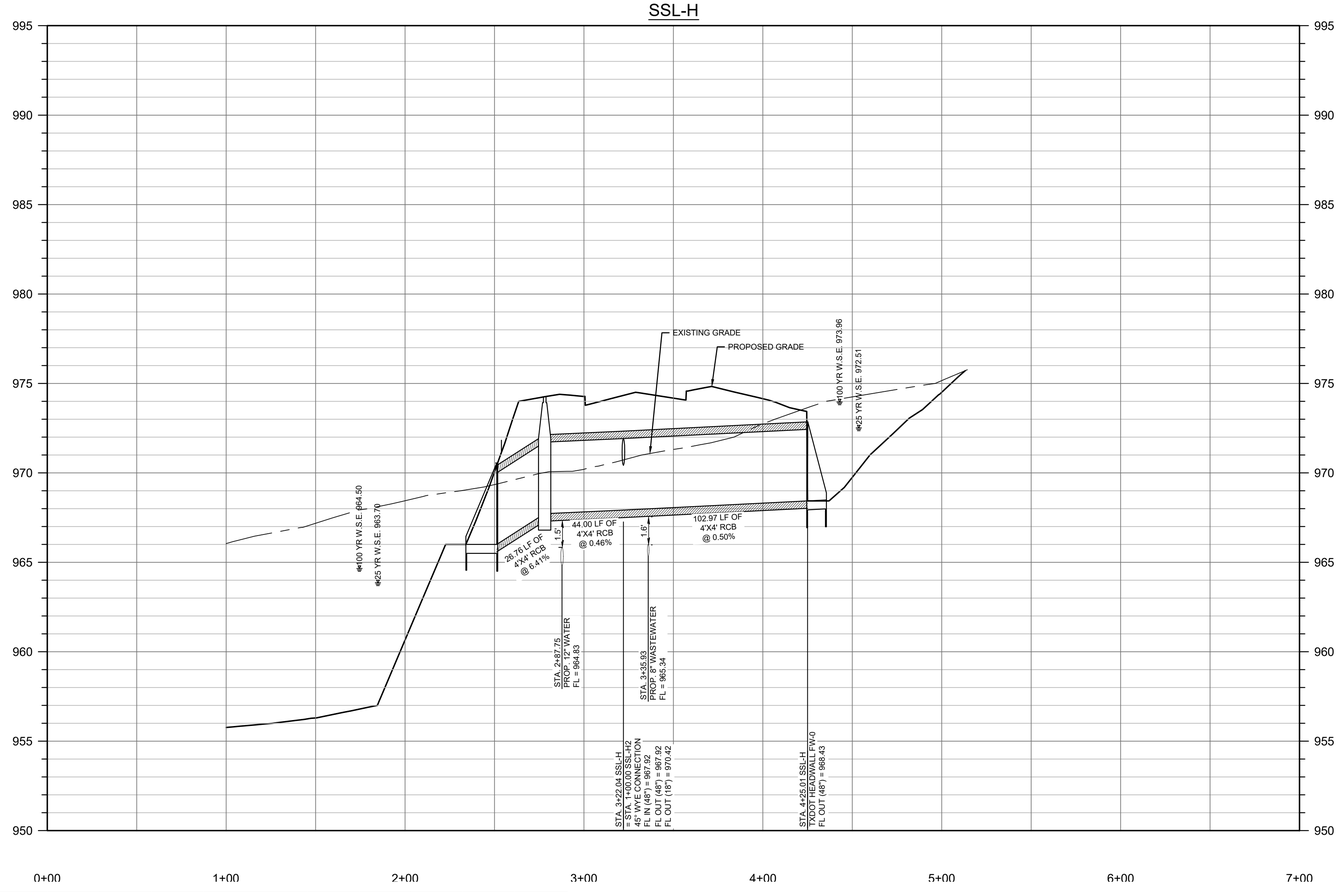
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

CULV H HEADWATER SECTION



SSL-H



	2 Yr	10 Yr	25 Yr	100 Yr	500 Yr
Asphalt	0.73	0.81	0.86	0.95	1
Conc. / Roof	0.75	0.83	0.88	0.97	1
Grass (0-2%)	0.21	0.25	0.29	0.36	0.49
Grass (2-7%)	0.29	0.35	0.39	0.46	0.56

Basin		Area (Ac)	Area (sf)	Tc (min)	2-year C	2-year I (in/hr)	2-year Q (cfs)	10-year C	10-year I (in/hr)	10-year Q (cfs)	25-year C	25-year I (in/hr)	25-year Q (cfs)	100-year C	100-year I (in/hr)	100-year Q (cfs)
OFFSITE-20	INLET	15.89	692,110	5.00	0.29	6.31	29.06	0.35	9.61	53.44	0.39	11.79	73.08	0.46	15.42	112.72

GRAY CIVIL, INC.
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TBPELS FIRM # 2946

NO.	BY	DATE	REVISION DESCRIPTION

CULVERT H ANALYSIS PLAN& PROFILE (1+00-END)

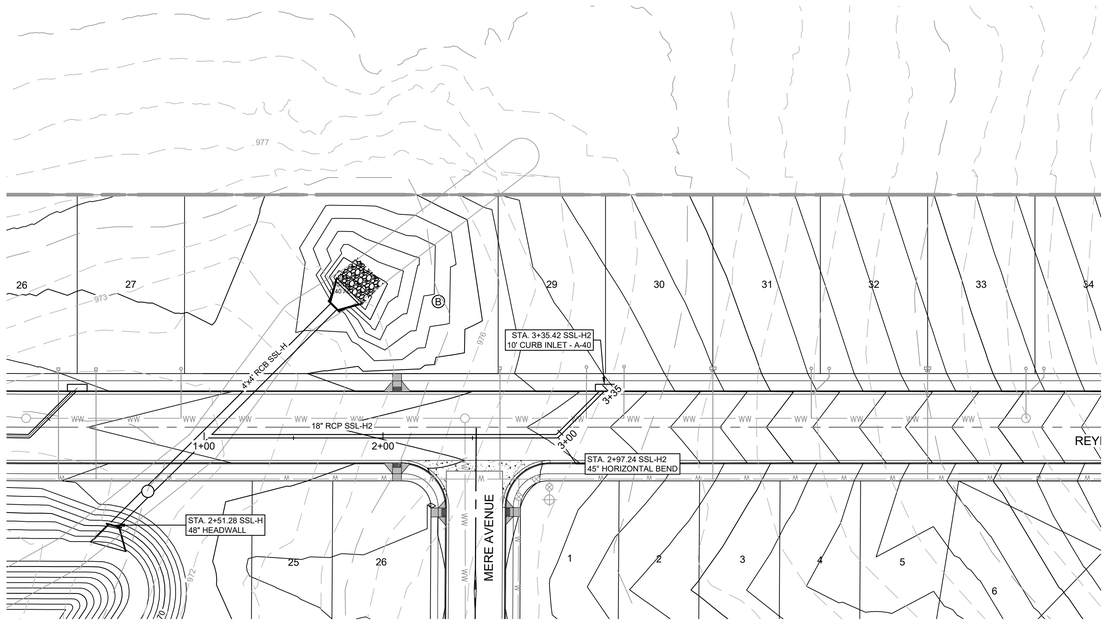
CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

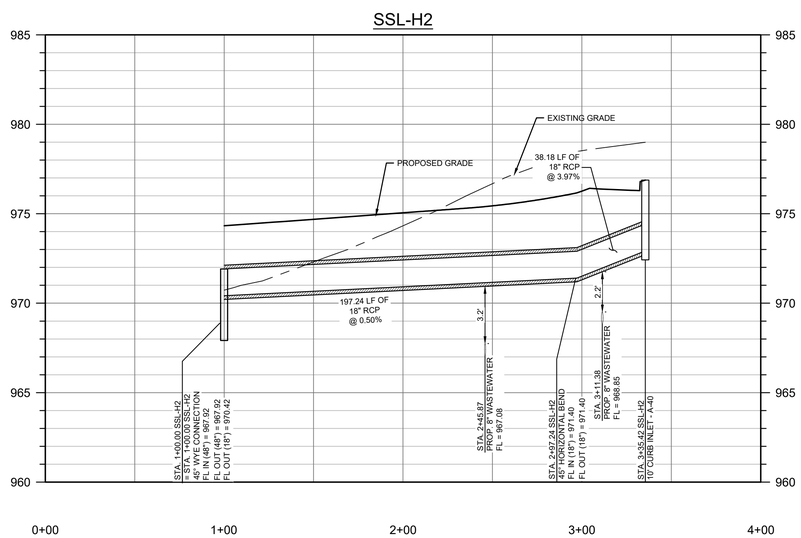
PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:31:40 AM BY: LCARTER





SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

NOTES:
1. ALL INLET WYE CONNECTIONS TO BE 45 DEGREES UNLESS OTHERWISE NOTED.
2. ALL FITTINGS AND WYES SHALL BE PRECAST ELEMENTS AND NOT CAST-IN-PLACE WITHOUT PRIOR APPROVAL FROM THE COUNTY.
3. ALL STORM LATERALS TO BE 18" CLIII RCP UNLESS OTHERWISE NOTED.
4. ALL CURB INLETS TO BE 10' UNLESS OTHERWISE NOTED.

PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL

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NO.	BY	DATE	REVISION DESCRIPTION

SSL H2 (1+00-END)

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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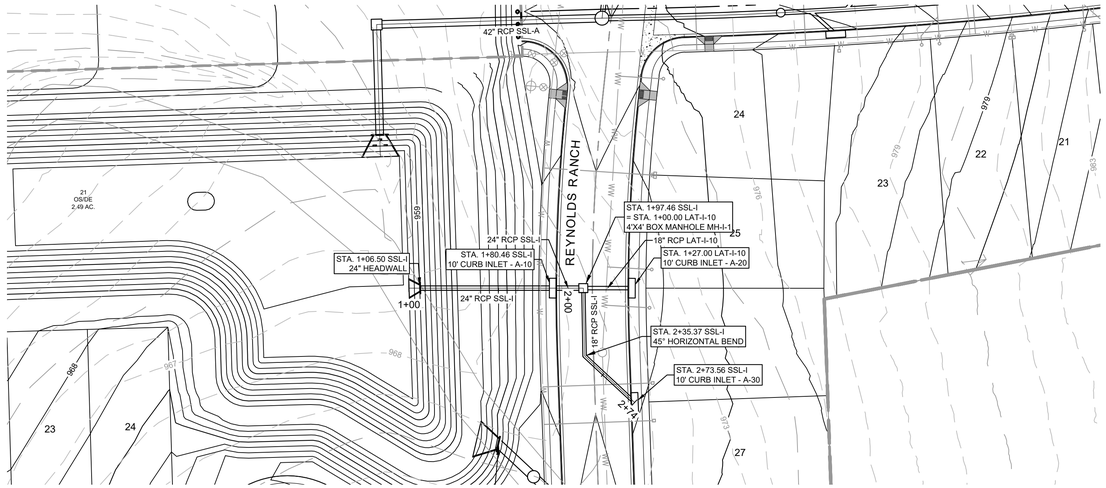
STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED
PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CADSHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:28:44 AM BY: LCARTER



SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING CONTOUR (950)
- EXISTING CONTOUR (950)
- PROPOSED CONTOUR (950)
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
- PROPOSED MANHOLE
- PROPOSED BOX MANHOLE
- 10' CURB INLET
- 15' CURB INLET

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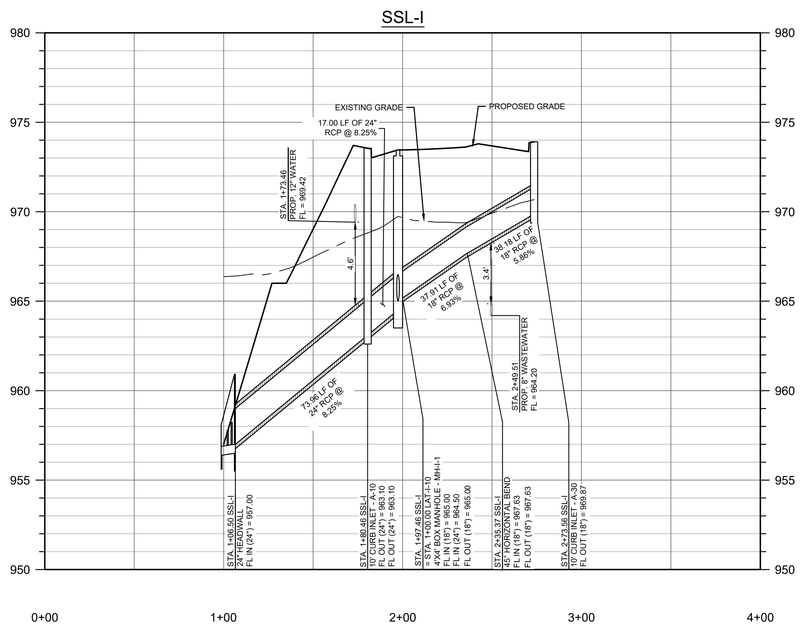
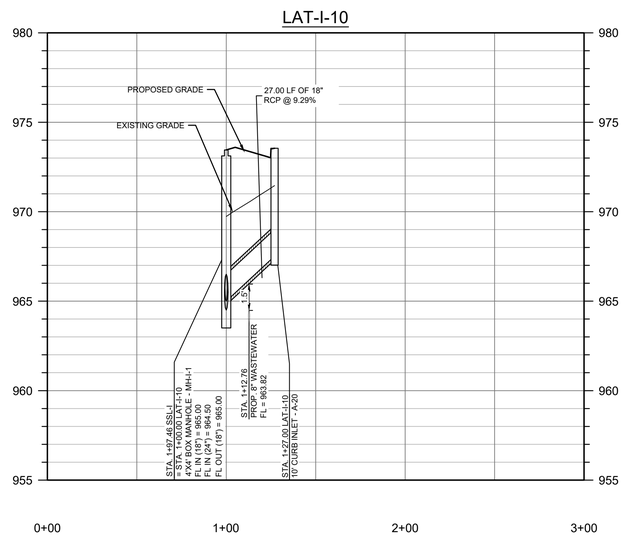
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL





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TBPELS FIRM # 2946

NO.	BY	DATE	REVISION DESCRIPTION

SSL-I (1+00-END)

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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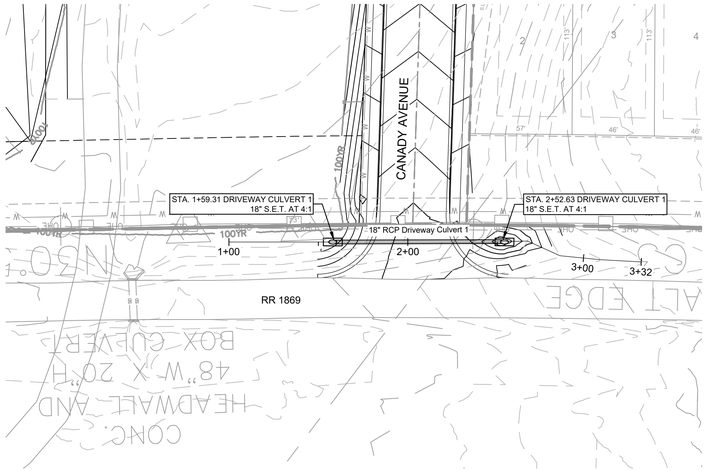
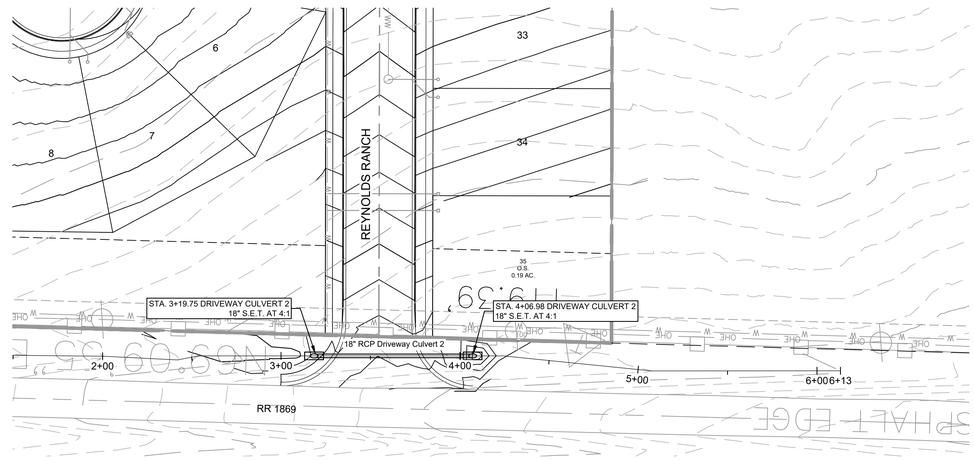
STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\SHEETS\12014-C-STRM.DWG DATE: 2/5/2026 9:20:46 AM BY: LCARTER



SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'



SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- 950 EXISTING CONTOUR
- 950 EXISTING CONTOUR
- 950 PROPOSED CONTOUR
- PROPOSED CONTOUR
- 100 YR FLOODPLAIN
- STORM SEWER FLOW DIRECTION
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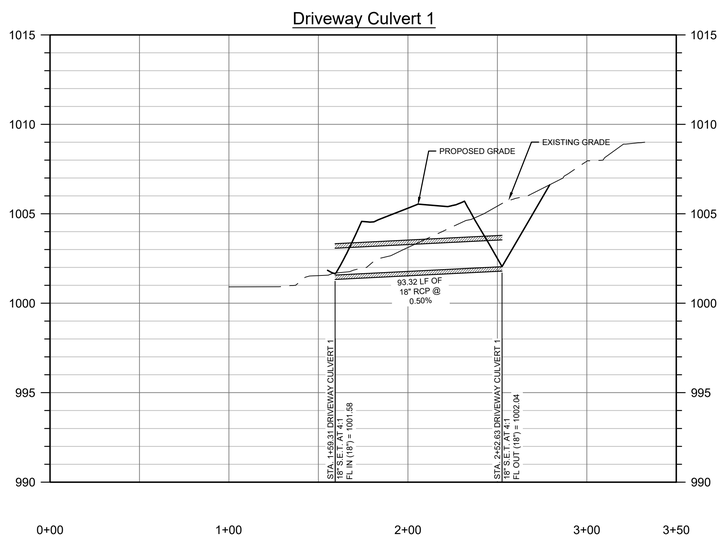
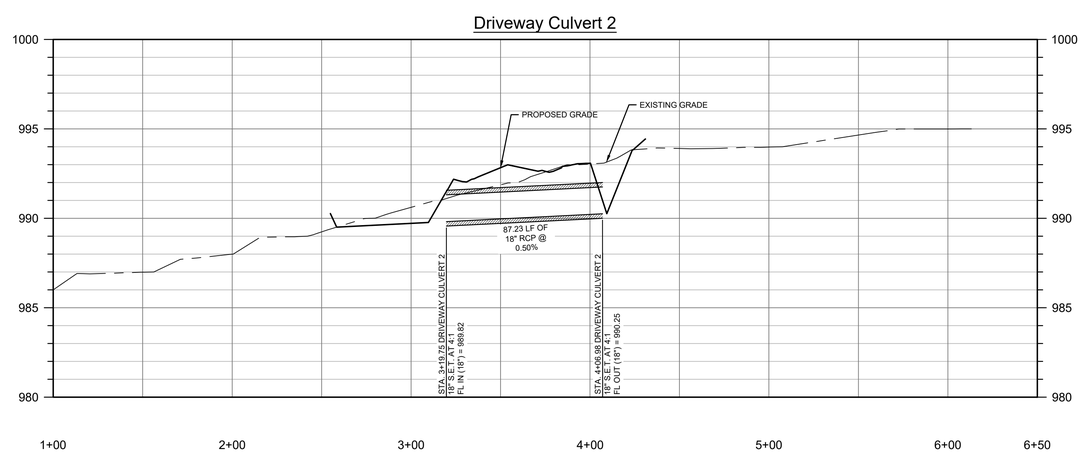
PROFILE LEGEND

- FINISHED GRADE LINE
- PROPOSED SUBGRADE
- EXISTING GROUND AT CENTERLINE
- 25YR HGL
- 100 YR HGL





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NO.	BY	DATE	REVISION DESCRIPTION

DRIVEWAY CULVERTS

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

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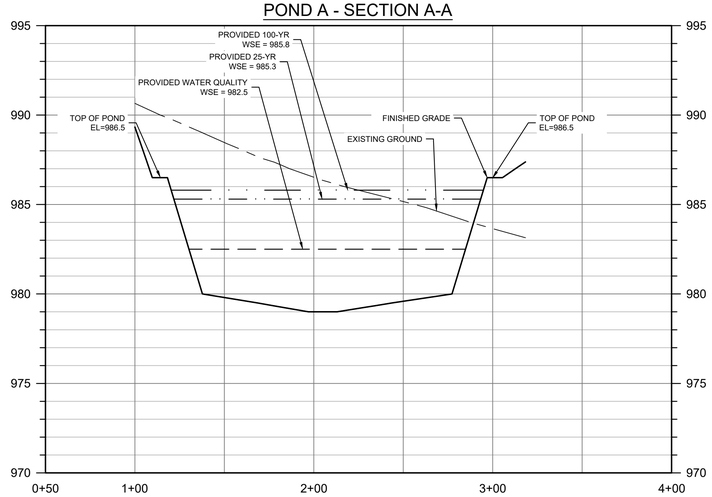
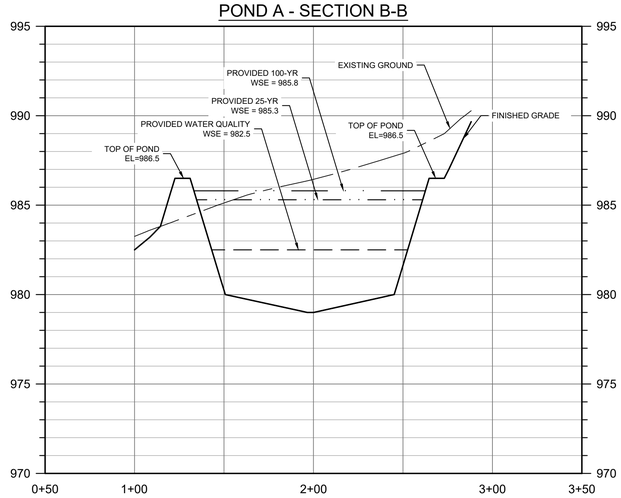
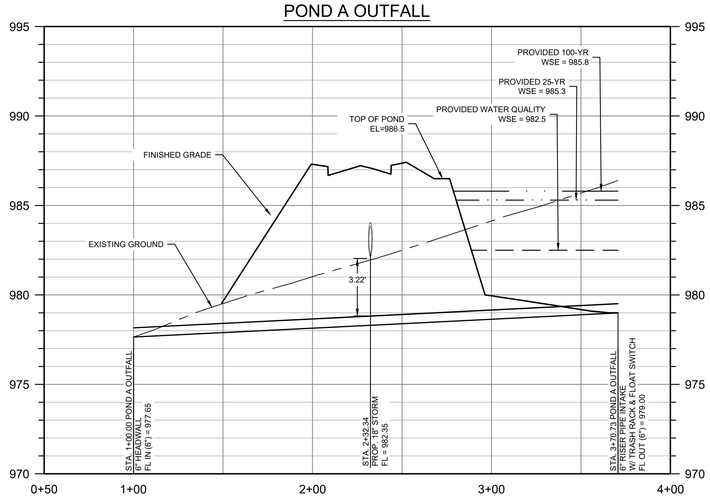
POND A - SECTION A-A

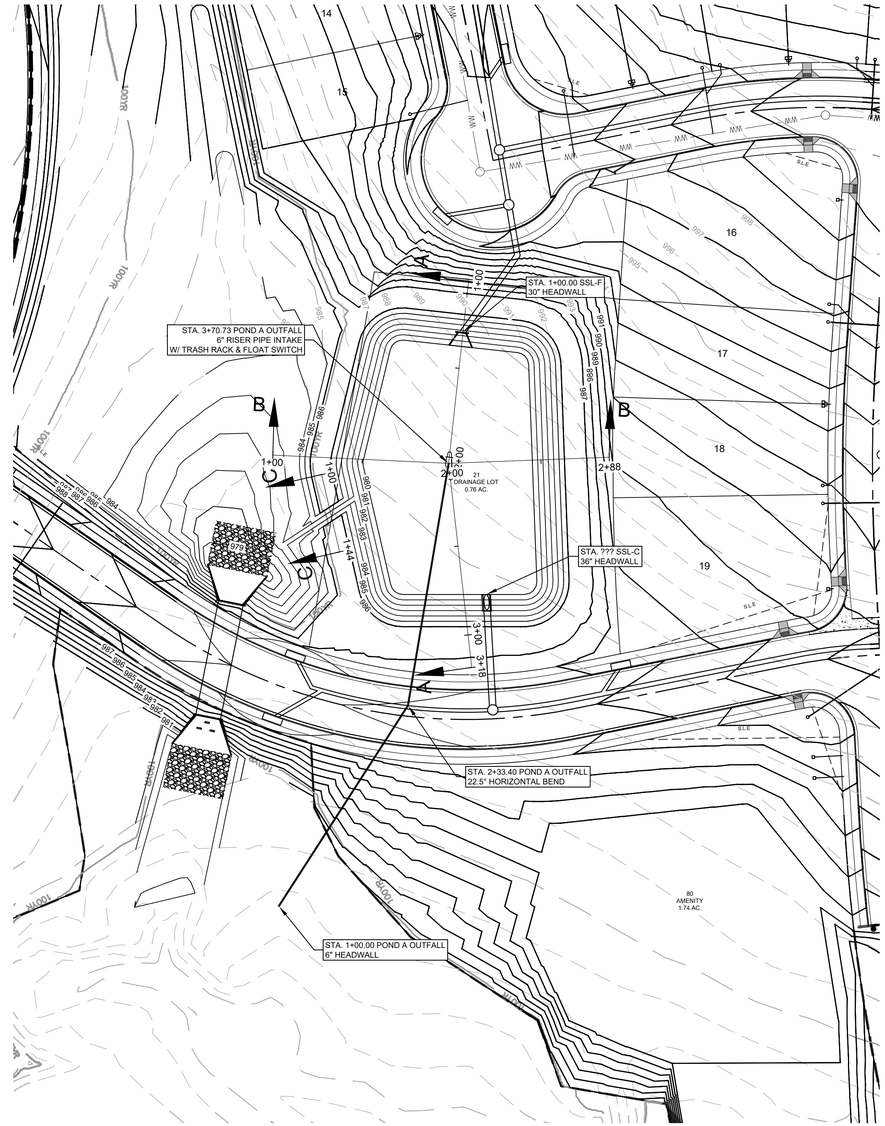


POND A - SECTION B-B



POND A OUTFALL



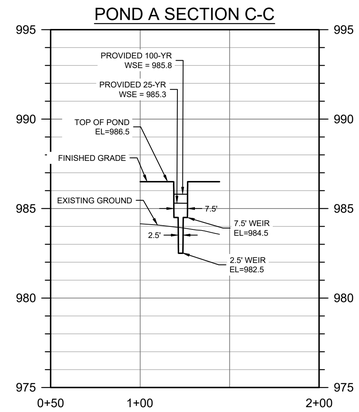


SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

POND A SECTION C-C



BATCH DETENTION POND A STAGE / STORAGE / DISCHARGE TABLE

STAGE (msl)	AREA (sf)	AREA (ac)	STORAGE (cf)	CUMULATIVE STORAGE (cf)	TOTAL STORAGE (ac-ft)	DISCHARGE (cfs)	
979	42	0.001	0	0	0.000	0	
980	12011	0.276	6027	6027	0.138	0	
981	13326	0.306	12669	18695	0.429	0	
982	14697	0.337	14012	32707	0.751	0	
982.5	15404	0.354	7525	40232	0.924	0	WQ ELEV
983	16125	0.370	7882	48114	1.105	2.65	
984	17610	0.404	16868	64982	1.492	13.78	
985	19151	0.440	18381	83362	1.914	34.95	
986	20749	0.476	19950	103312	2.372	76.67	
986.5	21569	0.495	10580	113892	2.615	102.43	

POND A STAGE

STORM EVENT	WATER SURFACE ELEVATION
2-YR	983.9
10-YR	984.8
25-YR	985.3
100-YR	985.8

POND A INFLOW & OUTFLOW

STORM EVENT	INFLOW (cfs)	OUTFLOW (cfs)
2-YR	28.4	12.2
10-YR	55.9	30.8
25-YR	71.6	45.0
100-YR	97.8	67.8

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NO.	BY	DATE	REVISION DESCRIPTION

POND A PLAN AND PROFILE

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

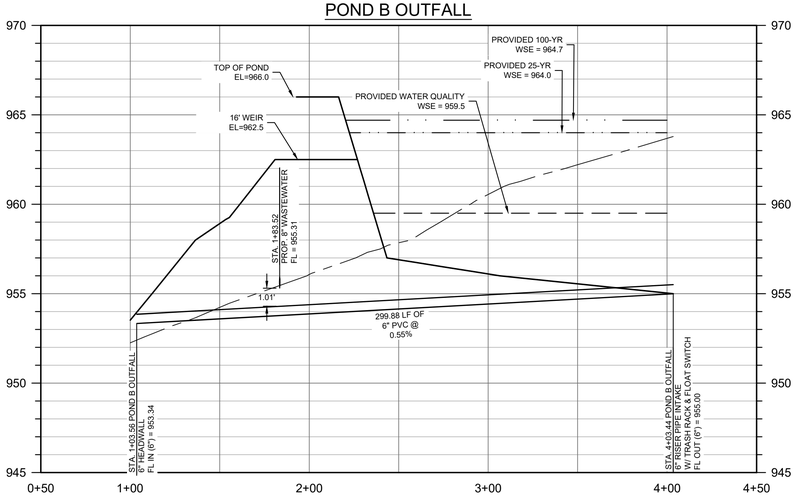
H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\SHEETS\12014-C-POND.DWG DATE: 2/5/2026 9:31:30 AM BY: LCARTER

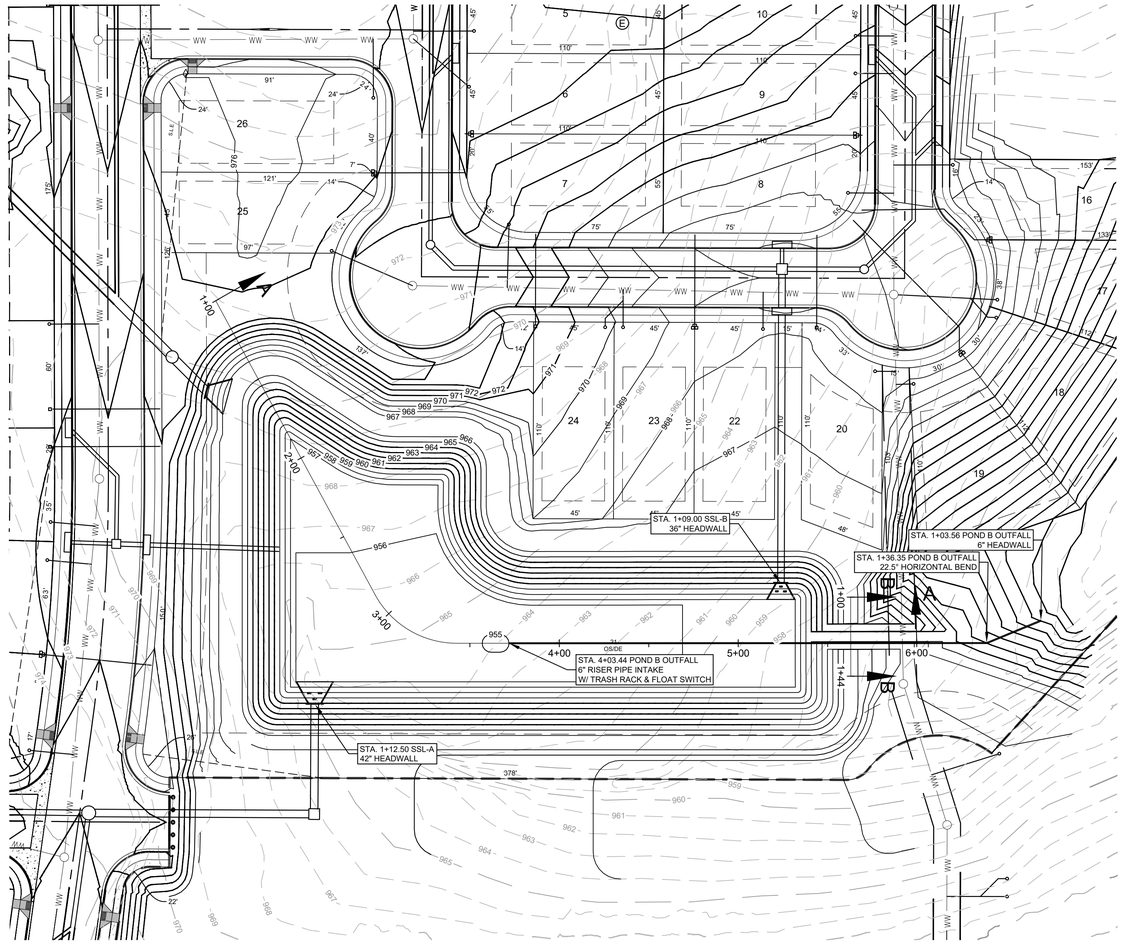
BATCH DETENTION POND B STAGE / STORAGE / DISCHARGE TABLE							
STAGE (msl)	AREA (sf)	AREA (ac)	STORAGE (cf)	CUMULATIVE STORAGE (cf)	TOTAL STORAGE (ac-ft)	DISCHARGE (cfs)	
955	127	0.003	0	0	0.000	0	
956	12375	0.284	6251	6251	0.144	0	
957	20206	0.464	16291	22542	0.517	0	
958	22644	0.520	21425	43967	1.009	0	
959	25154	0.577	23899	67866	1.558	0	
959.5	26427	0.607	12895	80761	1.854	0	WQ ELEV
960	27738	0.637	26446	94312	2.165	16.50	
961	30395	0.698	29067	123378	2.832	46.67	
962	33125	0.760	31760	155138	3.561	85.74	
963	35928	0.825	34527	189665	4.354	141.02	
964	38805	0.891	37367	227031	5.212	231.32	
965	41754	0.959	40280	267311	6.137	343.30	
966	44747	1.027	43251	310561	7.129	472.56	

POND B STAGE	
STORM EVENT	WATER SURFACE ELEVATION
2-YR	962.0
10-YR	963.4
25-YR	964.0
100-YR	964.7

POND B INFLOW & OUTFLOW		
STORM EVENT	INFLOW (cfs)	OUTFLOW (cfs)
2-YR	104.5	65.0
10-YR	206.8	155.5
25-YR	265.8	212.8
100-YR	358.6	299.3

POND B OUTFALL



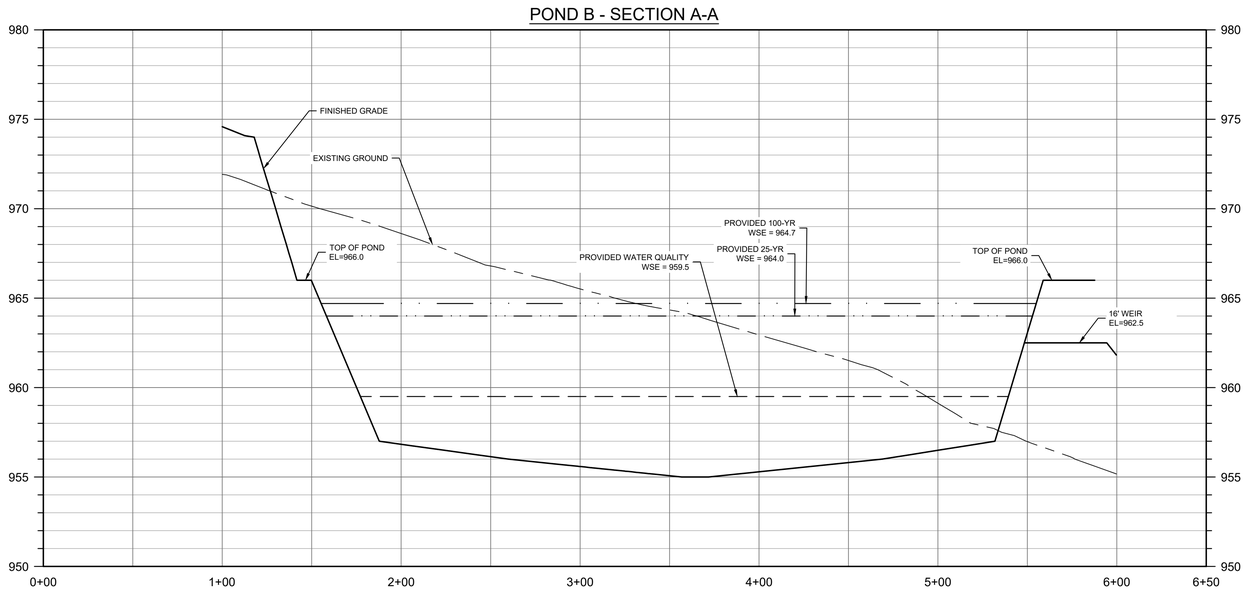


SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

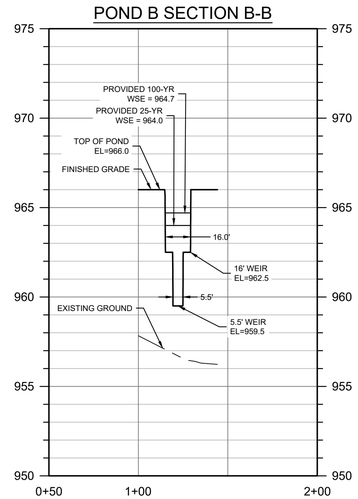
LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

POND B - SECTION A-A



POND B SECTION B-B



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NO.	BY	DATE	REVISION DESCRIPTION

POND B PLAN AND PROFILE

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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02/06/2026

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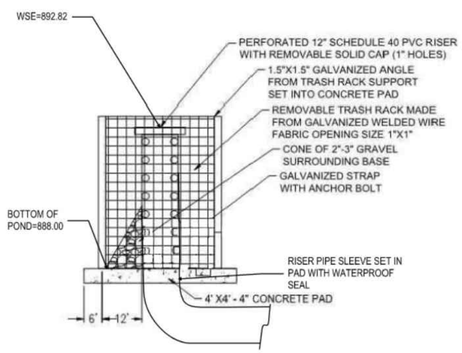
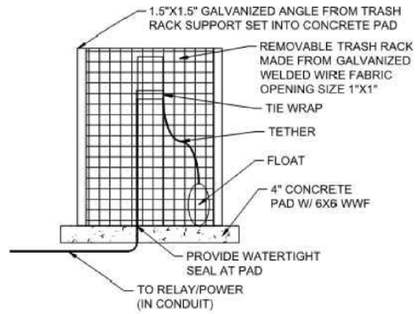


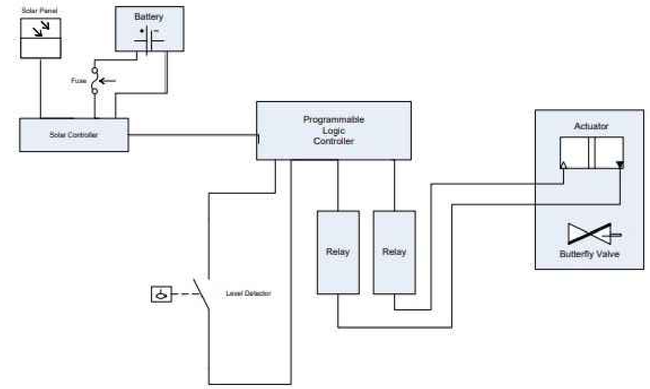
TRASH RACK/RISER PIPE DETAIL

NTS



FLOAT SWITCH DETAIL

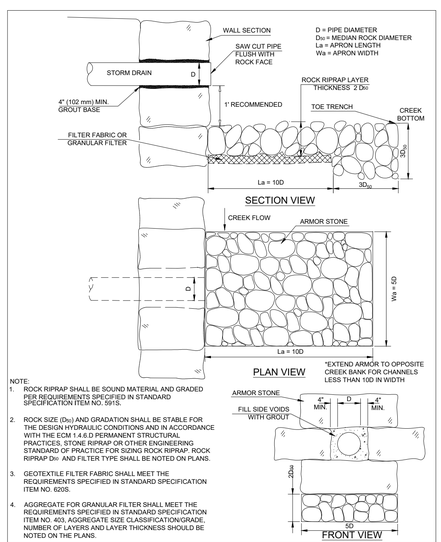
NTS



CONTROLLER CIRCUIT DIAGRAM

NOTES:

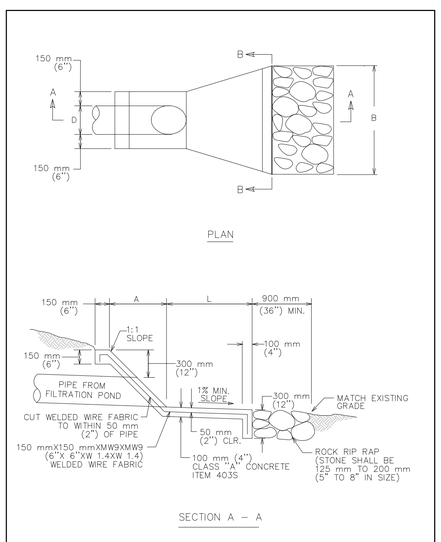
1. A SIGN WILL BE POSTED NEXT TO THE ALARM LIGHT THAT INCLUDES THE PHONE NUMBERS OF THE OWNER AND THE TCEQ AUSTIN REGIONAL OFFICE.
2. THE CONTROLLER DETECTS WATER FILLING THE BASIN FROM THE LEVEL SENSOR AND INITIATES A 12-HOUR DETENTION TIME. AT THE END OF THE REQUIRED DETENTION TIME, THE CONTROLLER OPENS THE VALVE AND DRAINS OUT OF THE BASIN. SUBSEQUENT RAINFALL EVENTS THAT OCCUR PRIOR TO THE BASIN DRAINING SHOULD CAUSE THE VALVE TO REMAIN OPEN AND ALLOW THE ADDITIONAL STORMWATER RUNOFF TO PASS THROUGH THE BASIN. ONCE THE BASIN IS DRAINED, THE CONTROLLER CLOSES THE VALVE.
3. THE ACTUATOR VALVE FOR THE PONDS WILL BE SIZED TO ALLOW FROM COMPLETE DRAWDOWN OF THE WATER QUALITY VOLUME WITHIN 48 HOURS AFTER THE VALVES IS OPENED.
4. THE LOGIC CONTROLLER SYSTEM PROVIDES THE FOLLOWING: A TEST SEQUENCE TO SIGNAL LOW BATTER/POWER OUTAGES, AN ON/OFF/RESET SWITCH, MANUAL OPEN/CLOSE SWITCHES, CLEARLY VISIBLE EXTERNAL INDICATOR TO INDICATE WHEN A CYCLE IS IN PROGRESS WITHOUT OPENING THE BOX. THE ABILITY TO EXERCISE THE VALVE TO PREVENT SEIZING.



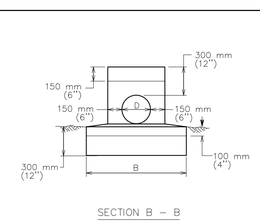
NOTE:

1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 591S.
2. ROCK SIZE (D_{50}) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D_{50} AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 620S.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORMDRAIN OUTFALL PROTECTION WALL PENETRATION	
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-19

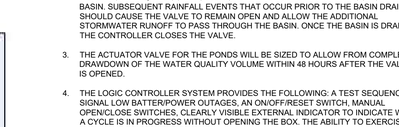


CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	
RECORD COPY SIGNED BY GEORGE E. OSWALD 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S–15 1 OF 2



A	450 mm (18")	500 mm (20")	550 mm (22")	600 mm (24")	675 mm (27")
B	750 mm (30")	800 mm (32")	850 mm (34")	1.05 m (42")	1.27 m (51")
D	150 mm (6")	200 mm (8")	250 mm (10")	300 mm (12")	375 mm (15")
L	600 mm (24")	600 mm (24")	750 mm (30")	900 mm (36")	1.2 m (48")

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	HEADWALL FOR FILTRATION PONDS W/OUTFALL PIPE 150 mm (6") TO 375 mm (15") DIA.	
RECORD COPY SIGNED BY GEORGE E. OSWALD 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S–15 2 OF 2



NOTES:

1. **STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.**
2. **THICKNESS: NOT LESS THAN 200 mm (8").**
3. **WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.**

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
E.D.L., P.E. 1/4/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2

GRAY CIVIL, INC.
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8834 N. Capital of Texas Highway, Suite 140
5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM #2946
GRAY

NO.	BY	DATE	REVISION DESCRIPTION

BATCH DETENTION POND DETAILS

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014

DESIGNED BY: CLO

DRAWN BY: TM

CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
10/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CADSHEETS\12014-C-POND.DTL5.DWG DATE: 2/5/2026 9:31:45 AM BY: LCARTER

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Canady Tract - Phase 1 - Pond A
Date Prepared: 10/6/2025

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 * =	**41.29**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.40**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**6.98**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**3.31**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.47**	
$L_{M\ THIS\ BASIN}$ =	**2881**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch**
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_I 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 =	**6.98**	acres
A_I =	**3.31**	acres
A_P =	**3.67**	acres
L_R =	**3393**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **3393** lbs. **3100**

F = **1.00**

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 =	**4.00**	inches
Post Development Runoff Coefficient =	**0.34**	
On-site Water Quality Volume =	**34833**	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	**2.36**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0.00**	
Off-site Runoff Coefficient =	**0.02**	
Off-site Water Quality Volume =	**685**	cubic feet
Storage for Sediment =	**7104**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**42622**	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Canady Tract - Phase 1 - Pond B
Date Prepared: 10/6/2025

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 * =	**41.29**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.40**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**20.46**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**9.14**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.45**	
$L_{M\ THIS\ BASIN}$ =	**7955**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch**
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_I 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 =	**20.46**	acres
A_I =	**9.14**	acres
A_P =	**11.32**	acres
L_R =	**9387**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **9152** lbs. **3100**

F = **0.97**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348

Rainfall Depth =	**3.00**	inches
Post Development Runoff Coefficient =	**0.33**	
On-site Water Quality Volume =	**73454**	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	**19.55**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0.00**	
Off-site Runoff Coefficient =	**0.02**	
Off-site Water Quality Volume =	**4258**	cubic feet
Storage for Sediment =	**15542**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**93254**	cubic feet

77712

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

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TBPELS FIRM #2946
GRAY

NO.	BY	DATE	REVISION DESCRIPTION

POND TCEQ TSS CALCULATIONS

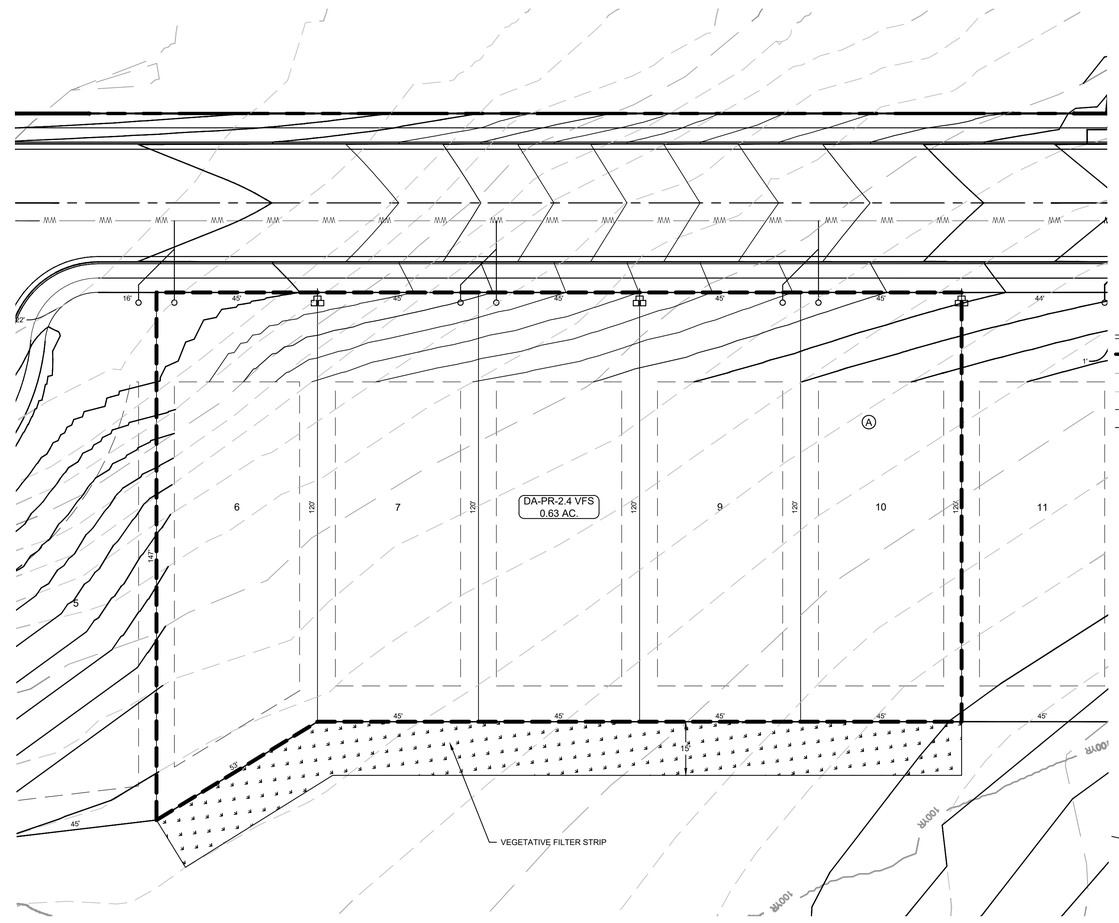
CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

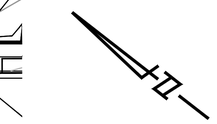
PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CAD\SHEETS\12014-C-POND.DWG DATE: 2/5/2026 9:26:58 AM BY: LCARTER





SCALE: 1" = 20'
GRAPHIC SCALE IN FEET
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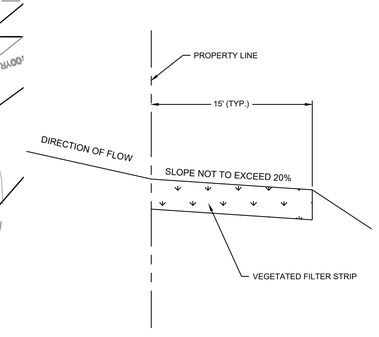
LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



VFS NOTES (TCEQ RG348):

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS ARE SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES, THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E. 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AN ENGINEERED FILTER STRIP.
7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

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NO.	BY	DATE	REVISION DESCRIPTION

PR-2.4 VEGETATIVE FILTER STRIPS

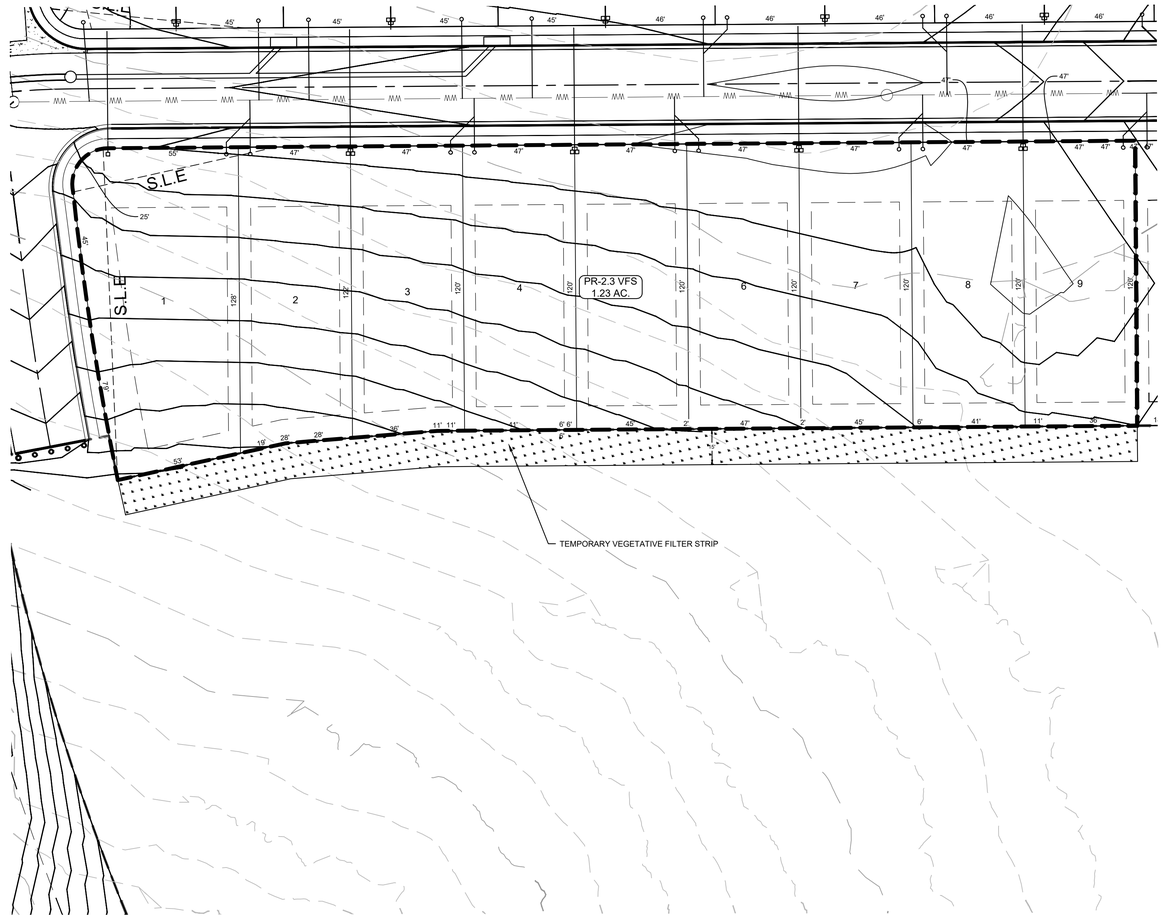
CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

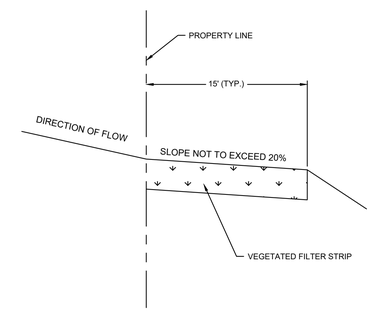
H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\+143AC\CAD\SHEETS\12014-C-POND.DWG DATE: 2/5/2026 9:25:22 AM BY: LCARTER



SCALE: 1" = 30'
GRAPHIC SCALE IN FEET
0 15' 30' 60'

LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



VFS NOTES (TCEQ RG348):

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS ARE SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES, THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E. 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
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7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

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NO.	BY	DATE	REVISION DESCRIPTION

PR-2.3 TEMPORARY VEGETATIVE FILTER STRIPS

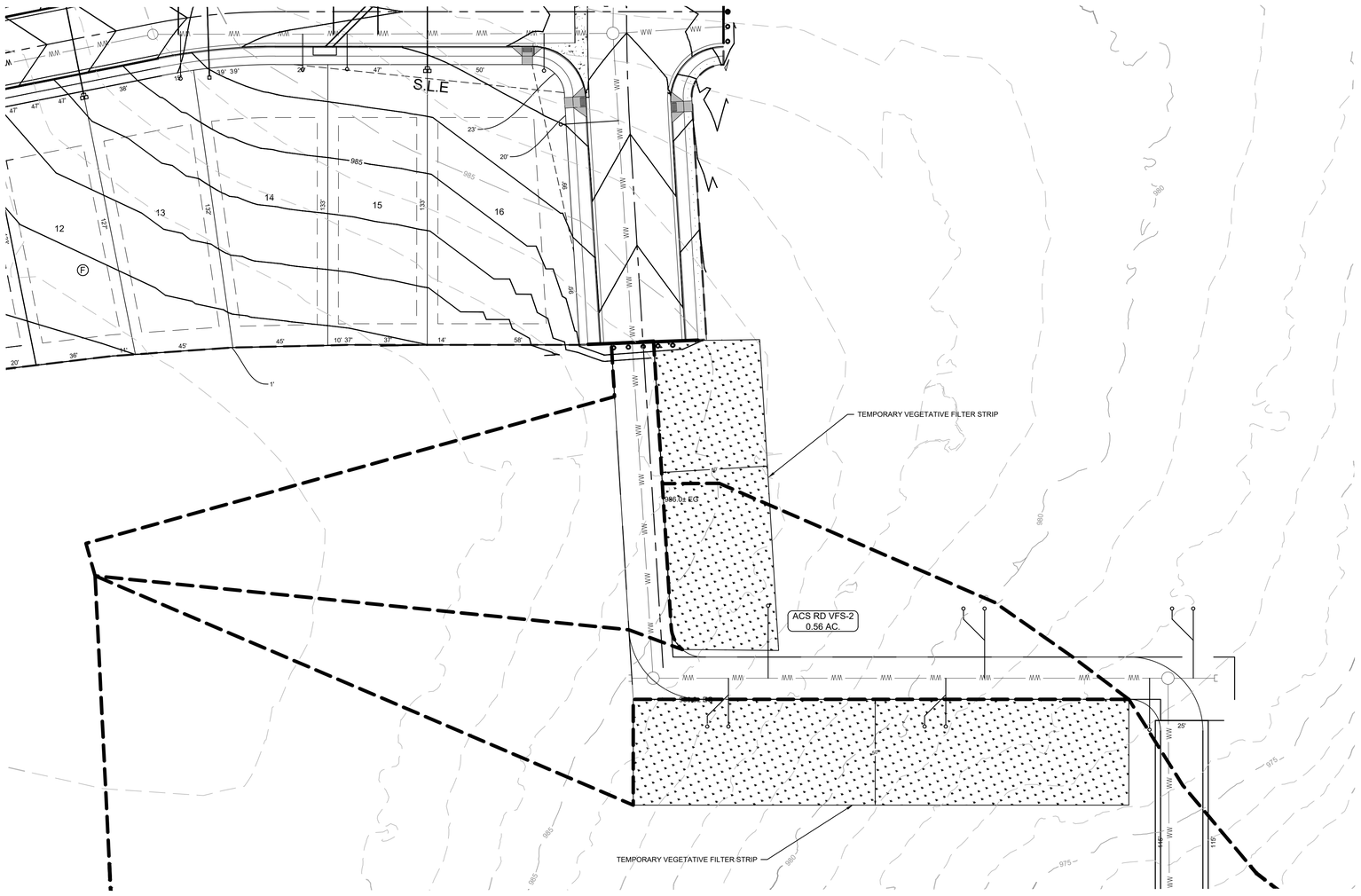
CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED
PROFESSIONAL ENGINEER
02/06/2026

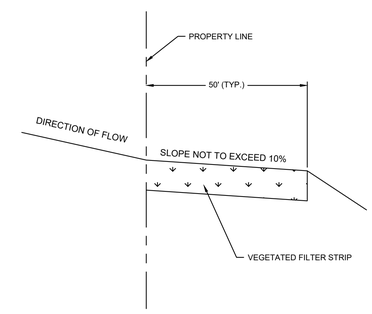
H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\1-143AC\CADS\SHEETS\12014-C-POND.DWG DATE: 2/5/2026 9:29:49 AM BY: LCARTER



SCALE: 1" = 30'
GRAPHIC SCALE IN FEET
0 15' 30' 60'

LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



VFS NOTES (TCEQ RG348):

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS ARE SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES, THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E. 72 FEET DRAINING TO EACH SIDE).
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4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
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7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

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TBPELS FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

ACCESS ROAD VEGETATIVE FILTER STRIPS

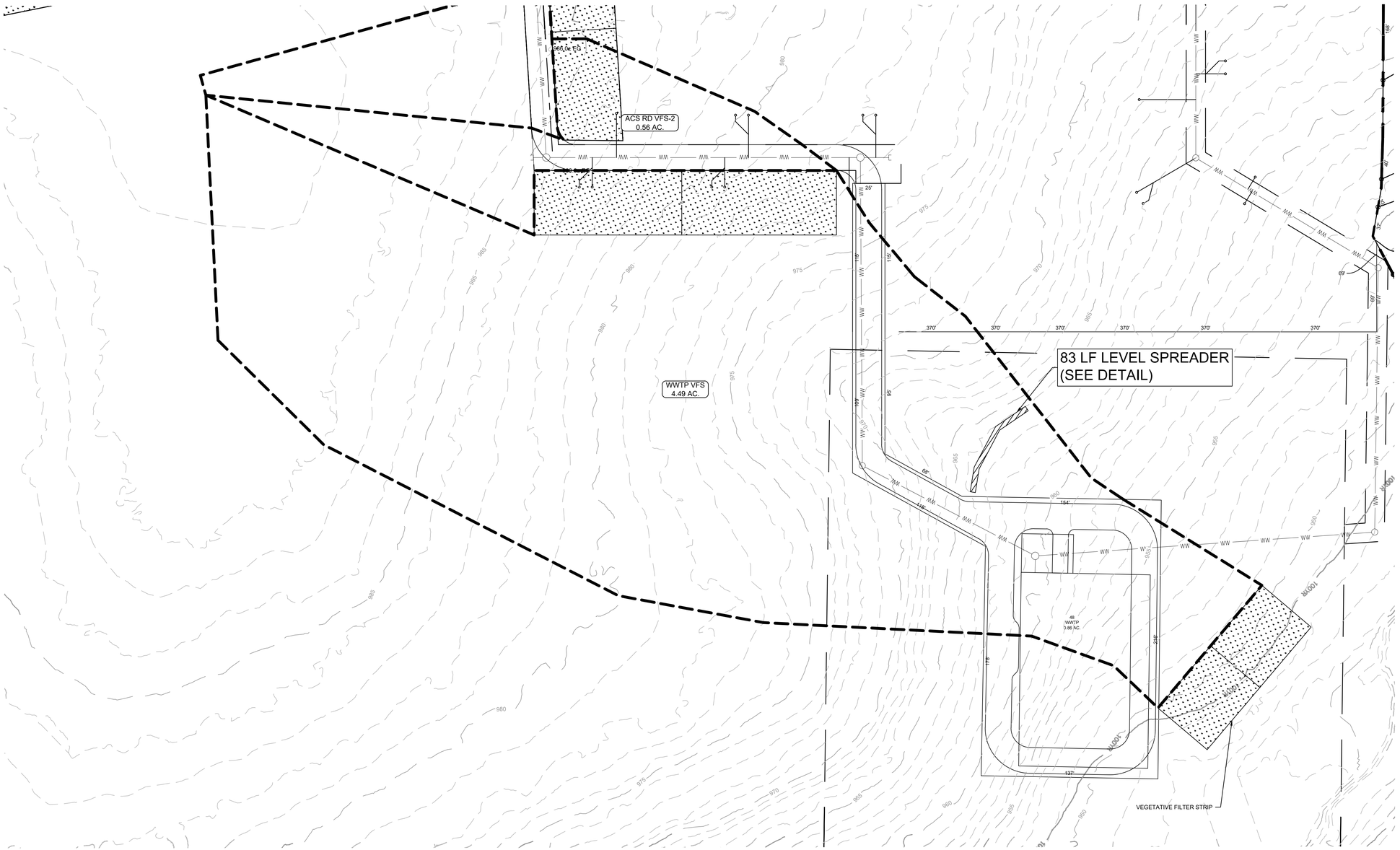
CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

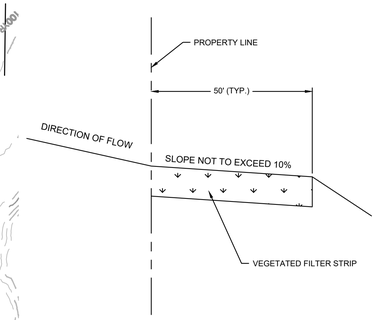
STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CADS\SHEETS\12014-C-POND.DWG DATE: 2/5/2026 9:31:15 AM BY: LCARTER

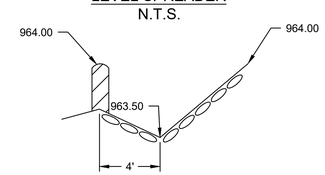


LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



LEVEL SPREADER
N.T.S.



VFS NOTES (TCEQ RG348):

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS ARE SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES, THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E. 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AN ENGINEERED FILTER STRIP.
7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

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5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM # 2946

NO.	BY	DATE	REVISION DESCRIPTION

WASTEWATER TREATMENT PLANT VEGETATIVE FILTER STRIPS

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CADS\SHEETS\12014-C-POND.DWG DATE: 2/5/2026 9:33:01 AM BY: LCARTER

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 -ACS RD VFS-1**
Date Prepared: **10/6/2025**

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 * =	**42.36**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**0.43**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.07**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.16**	
$L_{M\ THIS\ BASIN}$ =	**61**	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_I 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 =	**0.43**	acres
A_I =	**0.07**	acres
A_P =	**0.36**	acres
L_R =	**71**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **71** lbs. **3100**

F = **1.00**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 -ACS RD VFS-2**
Date Prepared: **10/6/2025**

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 * =	**41.29**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.40**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**0.56**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.10**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.18**	
$L_{M\ THIS\ BASIN}$ =	**87**	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_I 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 =	**0.56**	acres
A_I =	**0.10**	acres
A_P =	**0.46**	acres
L_R =	**101**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **101** lbs. **3100**

F = **1.00**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 - WWTP VFS**
Date Prepared: **10/6/2025**

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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 * =	**41.29**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**16.56**	acres
Total post-development impervious cover fraction * =	**0.40**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**14414**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**4.49**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.21**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.05**	
$L_{M\ THIS\ BASIN}$ =	**183**	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_I 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 =	**4.49**	acres
A_I =	**0.21**	acres
A_P =	**4.28**	acres
L_R =	**260**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **260** lbs. **3100**

F = **1.00**

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NO.	BY	DATE	REVISION DESCRIPTION

VEGETATIVE FILTER STRIPS
TCEQ TSS CALCULATIONS

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

NOTICE:
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STATE OF TEXAS
CHELSEA OSBOURN
140080
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02/06/2026

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Canady Tract - Phase 1 - PR-2.1 Grass Swale**
Date Prepared: **10/6/2025**

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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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 * =	**41.29**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**15.66**	acres
Total post-development impervious cover fraction * =	**0.38**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**13630**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area =	**1.07**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.88**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.82**	
$L_{M\ THIS\ BASIN}$ =	**766**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Grassy Swale**
Removal efficiency = **70** percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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_I 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 =	**1.07**	acres
A_I =	**0.88**	acres
A_P =	**0.19**	acres
L_R =	**684**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **684** lbs. **3100**

F = **1.00**

15. Grassy Swales Designed as Required in RG-348 Pages 3-51 to 3-54

Design parameters for the swale:

Drainage Area to be Treated by the Swale = A =	1.06 acres
Impervious Cover in Drainage Area =	0.88 acres
Rainfall intensity = i =	1.1 in/hr
Swale Slope =	0.01 ft/ft
Side Slope (z) =	3
Design Water Depth = y =	0.33 ft
Weighted Runoff Coefficient = C =	0.67
A_{CS} = cross-sectional area of flow in Swale =	2.20 sf
P_W = Wetted Perimeter =	7.77 feet
R_H = hydraulic radius of flow cross-section = A_{CS}/P_W =	0.28 feet
n = Manning's roughness coefficient =	0.2

15A. Using the Method Described in the RG-348

Manning's Equation: $Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$

$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ = 5.68 feet

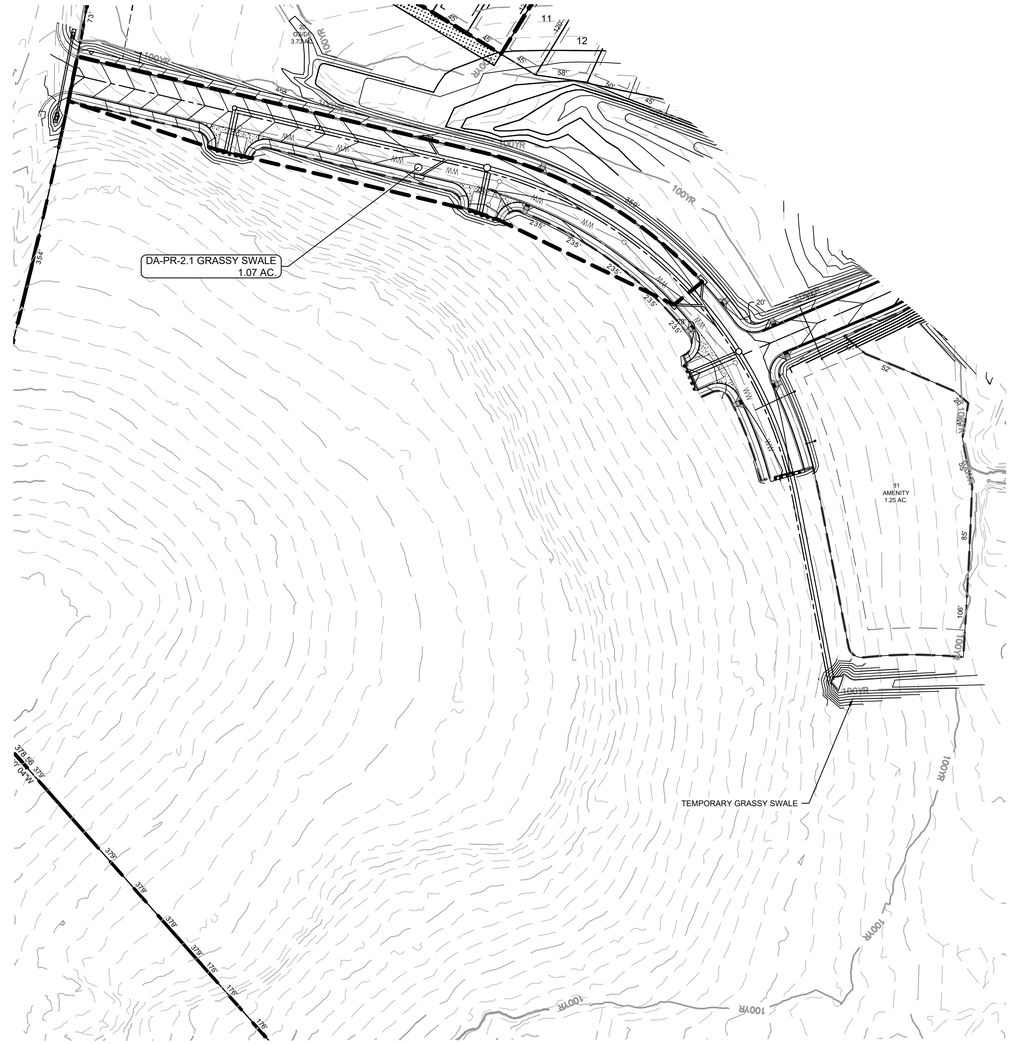
Q = CiA = 0.78 cfs

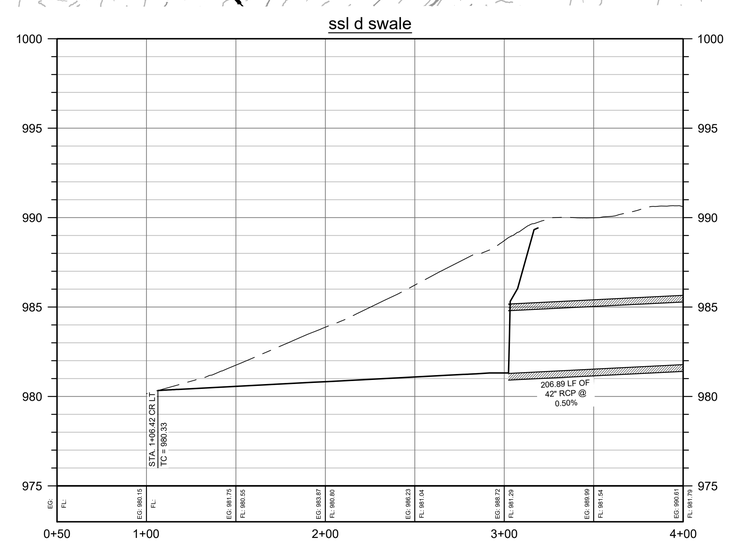
To calculate the flow velocity in the swale:

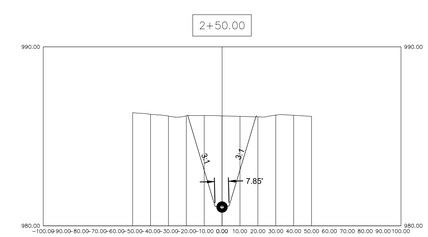
V (Velocity of Flow in the swale) = Q/A_{CS} = 0.36 ft/sec

To calculate the resulting swale length:

L = Minimum Swale Length = V (ft/sec) * 300 (sec) = 106.52 feet







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

LEGEND
PROPERTY BOUNDARY
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR

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NO.	BY	DATE	REVISION DESCRIPTION

PR-2.1 TEMPORARY GRASSY SWALE

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

Batch Detention Pond:

The pond should be inspected at least twice per year, preferably during wet weather. The inspections should check for clogging of the primary outfall mechanism, as well as erosion issues in the upper stage pilot channel and its flow path to the lower stage, if any. Erosion within and downstream of the BMP should be identified and repaired and/or revegetated immediately.

The basin, basin side slopes, and embankment 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 for landscaped areas. At the time of mowing, litter and debris should be removed from the surface of the basin. Particular attention should be given to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed. Additionally, at this time, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

With each inspection, any damage to structural elements of the basin, such as pipes, concrete drainage structures, or retaining walls, should be identified and repaired immediately. Examples of these types of repairs include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet and outlet structures apart of a basin will eventually deteriorate and must be replaced.

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 to avoid compromising the basin lining during maintenance.

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.

Vegetated Filter Strips:

Inspection of vegetated filter strips should occur at least twice per year for erosion and damage to vegetation. Additional inspections should occur after heavy rainfall. The filter strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. If bare spots and/or areas of erosion are found, the strip must be replanted and restored to meet TCEQ specifications.

Inspections for trash should be performed at least twice a year to prevent obstructions and any debris flowing downstream.

Grass areas must be mowed at least four times a year to limit vegetation height to 18 inches. A mulch mower must be used. Grass clippings and brush debris cannot be discarded onto the filter strips. Frequent mowing should include weed control practices, with herbicide use kept to a minimum.

Grassy Swale (Temporary)

Inspections of the grassy swale for erosion and damage to vegetation should occur at least twice per year; additional inspection periods, however, should occur after heavy rainfall. The BMPs should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. If areas are found that have bare spots or that need restoration, those areas should be replanted to meet the TCEQ requirements.

Inspections for debris and litter removal should be performed twice per year, at a minimum. Routine periodic checks are preferred. The swale should be kept free of obstructions and debris to allow for proper usage and minimal blockage.

Sediment must be removed from the swale once accumulation has reached 3 inches in any spot. Excess sediment should be removed by hand or with flat-bottomed shovels. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level with the bottom of the swale. Grass damaged by the sediment removal process should be promptly replaced using the same seed mix used during swale establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established.

All inspection and maintenance records must be kept at the office of the operator for the previous three years.

An amended copy of this document will be provided to TCEQ within thirty (30) days of any changes in the following information.

Responsible Party: Justin Reynolds

Mailing Address: 1608 W 5th St., Suite 240

City, State, Zip: Austin, TX 78703

Telephone: (512) ~~320-8833~~ 470-9297

(Signature of Responsible Party)

Agent/Engineer: Chelsea Osbourn

Mailing Address: 8834 North Capital of Texas Highway, Suite 140

City, State, Zip: Austin, Texas 78759

Telephone: (512) 452-0371

Chelsea Osbourn

(Signature of Agent/Engineer)

Attachment O – Pilot-Scale Field Testing Plan

Not applicable to this project.

Attachment P – Measures for Minimizing Surface Stream Contamination

The site will be stabilized using silt fence; all stabilization will be installed prior to construction and will be removed after construction has been completed. These methods will minimize any increases in erosion caused by construction. Additionally, the proposed permanent BMPs will treat any stormwater passing through the site prior to that stormwater's returning to existing drainage patterns and eventually flowing to surface streams.

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Chelsea Osbourn

Date: 2/6/26

Signature of Customer/Agent:

Chelsea Osbourn

Regulated Entity Name: _____

Project Information

Potential Sources of Contamination

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

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

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

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

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

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

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

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

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

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

Sequence of Construction

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

   - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
   - ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: North Fork San Gabriel - Hamilton Branch

Temporary Best Management Practices (TBMPs)

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

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

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
- ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
- ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

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

   - ☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
   - ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

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

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

    - ☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
    - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
    - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
    - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

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

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

☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A – Spill Response Action

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

Cleanup:

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

Minor Spills:

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

Semi-Significant Spills:

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

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

Significant/Hazardous Spills:

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

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. Additionally, in the event of a hazardous material spill, local Williamson County and/or city of Liberty Hill police, fire, and potentially EMS should be contacted in order to initiate the hazardous material response team.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,191, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report of which one copy is to be kept on-site in the report binder and one copy is to be provided to the TCEQ.
4. The services of a spill contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff's Office, Fire Department, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tceq.state.tx.us/response/spills.html

Attachment B – Potential Sources of Contamination

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

Potential Sources of Sediment to Stormwater Runoff:

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

Potential Pollutants and Sources, other than Sediment, to Stormwater Runoff:

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

Potential On-Site Pollutants:

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

Attachment C – Sequence of Major Activities

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved subdivision construction plans and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the storm water pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation plan.
3. Temporary erosion and sedimentation controls will be inspected maintained in accordance with the storm water pollution prevention plan (SWPPP) posted on the site.
4. A sequence of major construction activities, as well as an estimated area of disturbance for each, is listed below:
    - Clearing and grubbing – 35.85 acres
    - Rough Cut BMPs –2.33 acres
    - Grading and excavation for roadway and lots – 31.64 acres
    - Excavation for utilities and storm sewer – 2.47 acres
    - Install Final BMPs and stabilize – 2.33 acres
    - Construction of utilities and storm sewer system – 2.47 acres
    - Paving, striping, etc. – 15.09 acres
    - Revegetation – 7.2 acres
    - Landscaping – 0.00 acres
5. Upon completion of construction and revegetation, the design engineer shall submit an engineer's letter of concurrence to Williamson County and the M.U.D. indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate inspector.
6. After construction is complete and all disturbed areas have been revegetated per plan to at least 90 percent established, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the permanent BMPs.

Attachment D – Temporary Best Management Practices and Measures

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

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

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

Attachment E – Request to Temporarily Seal a Feature

Not applicable to this project.

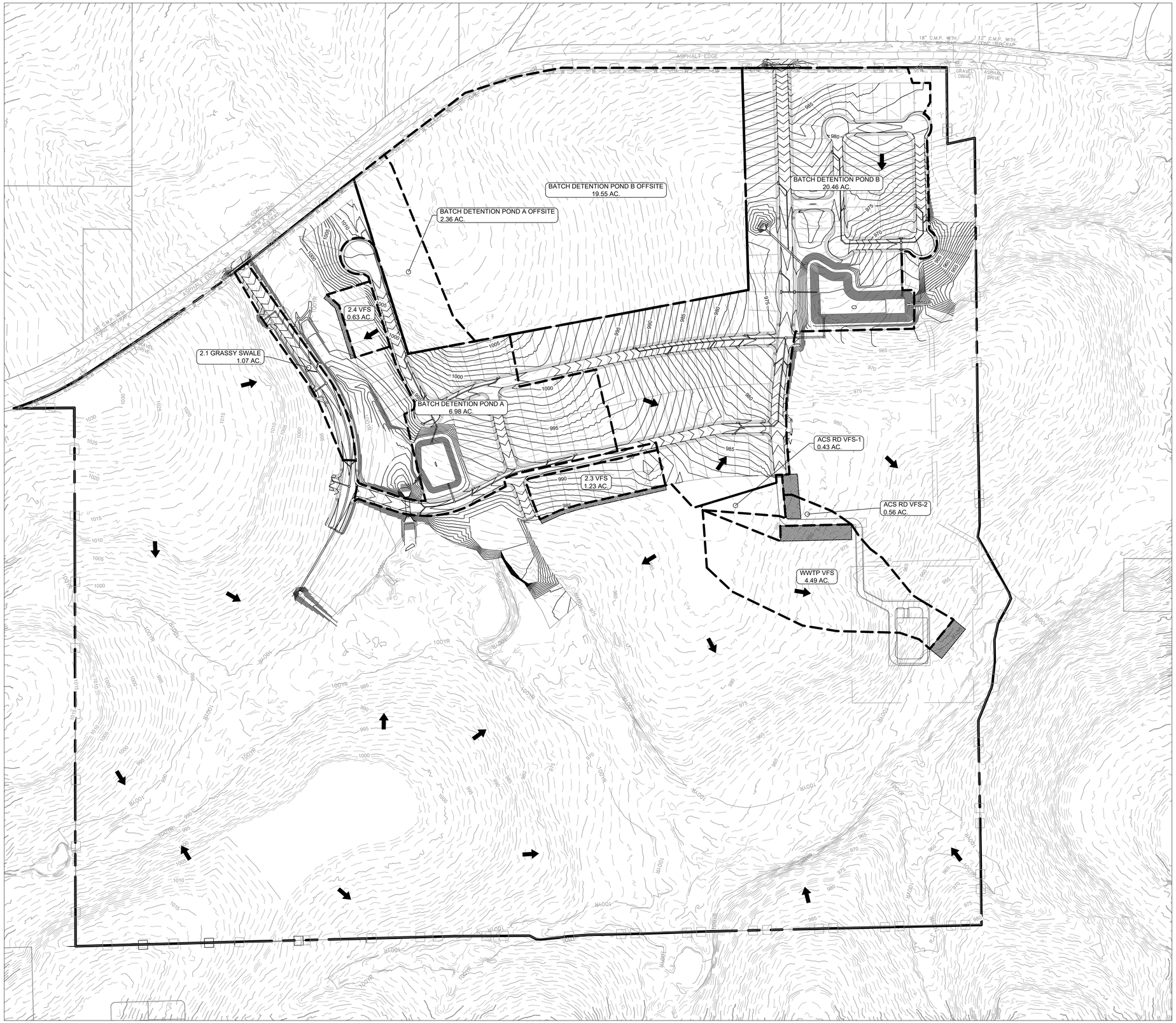
Attachment F – Structural Practices

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

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

Attachment G – Drainage Area Map

Drainage area maps are shown in the attached construction plans and an overall BMP map showing interim and final condition drainage area designations is included with this submittal.



SCALE: 1" = 150'
GRAPHIC SCALE IN FEET
0 75' 150' 300'

LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	DRAINAGE BASIN
	FLOW DIRECTION
	100-YR ENGINEERED FLOODPLAIN
	LAG TIME FLOW PATH
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR

GRAY CIVIL, INC.
512-452-0371
gray-civil.com
8834 N. Capital of Texas Highway, Suite 140
5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

WATER QUALITY DRAINAGE AREA MAP

CANADY TRACT PHASE 1 PLAN WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
02/06/2026

SHEET OF

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1\+-143ACI\CAD\EXHIBITS\WATER QUALITY DAM.DWG DATE: 2/5/2026 10:50:59 AM BY: LCARTER

Attachment H – Temporary Sediment Pond Plan and Calculations

As part of managing erosion control, the contractor will construct Batch Detention Pond B to be a temporary sedimentation pond prior to the installation of any stormwater networks. The temporary sedimentation pond will then be converted into a batch detention pond for permanent stormwater management.

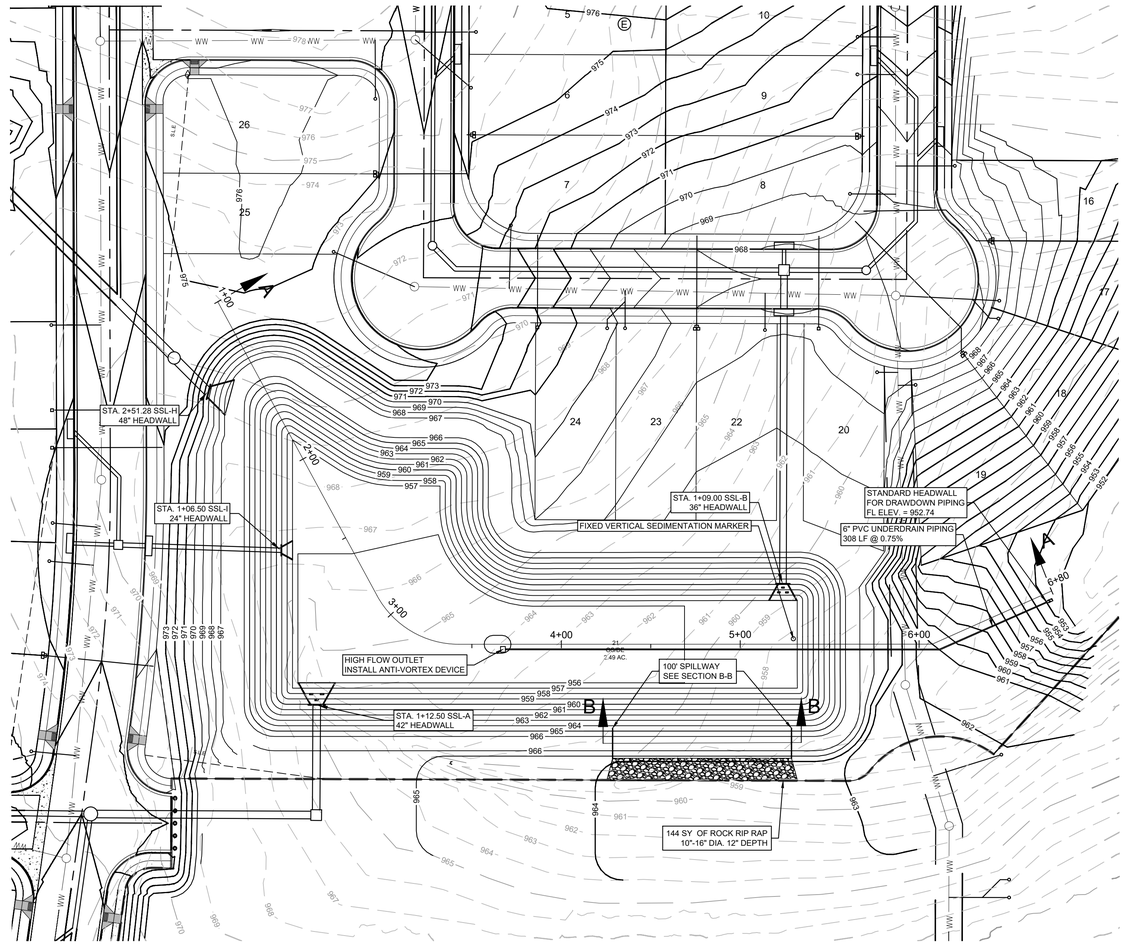
Temporary Sediment Basin Stage Storage Detention				
Contour (M.S.E.)	Area (ft^2)	Volume (ft^3)	Cumulative Volume (ft^3)	
955	127	0	0	
956	12375	6251	6251	
957	20206	16290.5	22542	
958	22644	21425	43967	
959	25154	23899	67866	
960	27738	26446	94312	
961	30395	29066.5	123378	
962	33125	31760	155138	
963	35928	34526.5	189665	
964	38805	37366.5	227031	
964.4	40029	15766.8	242798	Capacity Provided
965	41754	24534.9	267333	
966	44747	43250.5	310583	

Temporary Sediment Basin		
Storm Event	Post-Development Discharge	WSE
10-YR, 3 Hr	153	965.00

Total Disturbed Area (AC)	Total Disturbed Area (SF)	2-YR, 24 hr Storm Depth (in)	Total Storage Required (CF)
19.20	836352.00	3.40	236966.40

48-hr drawdown	
Ao (sf) =	0.2952
As (sf) =	40029
h (ft) =	9.4
Cd =	0.6

Hole Dia (in)	Dia (ft)	Rad (ft)	Area Per Hole (sf)	Number of 2" Holes	Total Area (sf)
2	0.167	0.083	0.022	14.0	0.3054

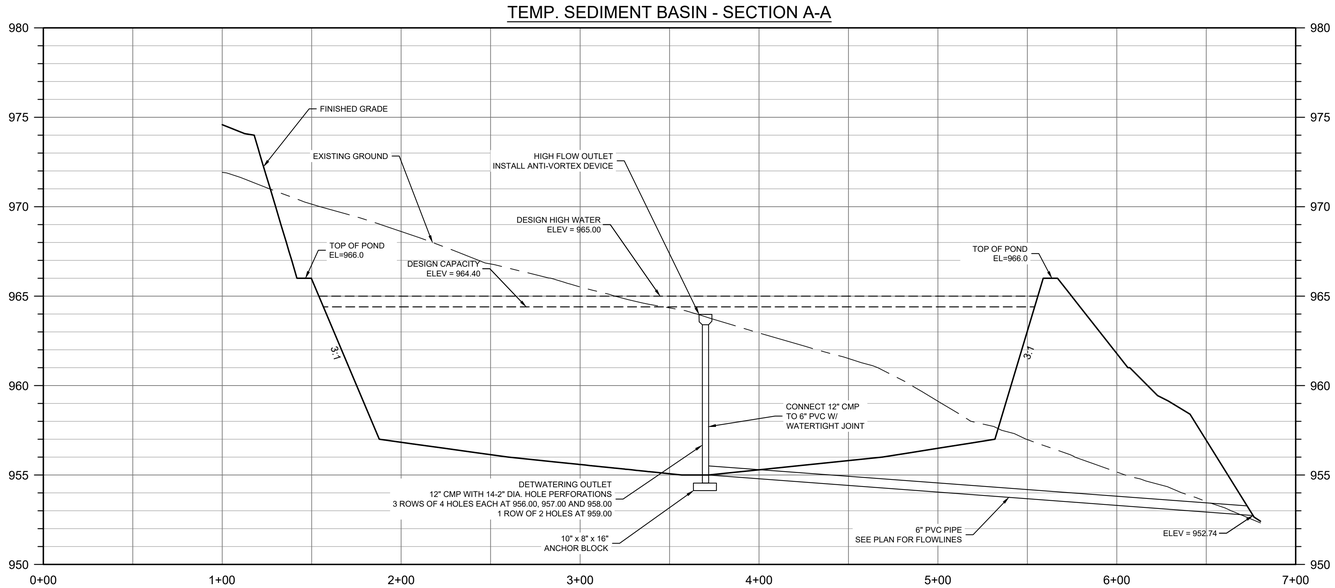


SCALE: 1" = 40'
GRAPHIC SCALE IN FEET
0 20' 40' 80'

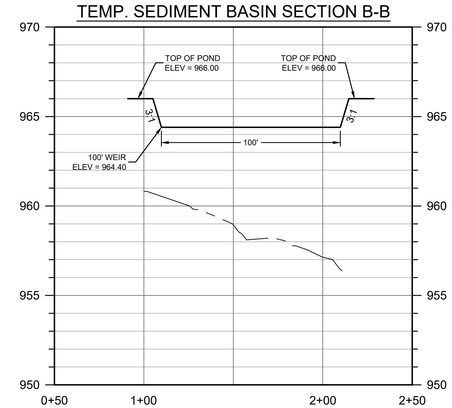
LEGEND

- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

TEMP. SEDIMENT BASIN - SECTION A-A



TEMP. SEDIMENT BASIN SECTION B-B



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gray-civil.com
8834 N. Capital of Texas Highway, Suite 140
5316 W. US Highway 290 Service Road, Suite 220
TBPELS FIRM # 2946

NO.	BY	DATE	REVISION DESCRIPTION

TEMPORARY SEDIMENT BASIN PLAN AND PROFILE

CANADY TRACT
PHASE 1 PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 12014
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
11/13/2025

SHEET OF

H:\PROJECTS\1743 - SAPELO LIBERTY HILL LP\12014 CANADY TRACT PHASE 1 (~143AC)\CAD\EXHIBITS\POND B SED BASIN.DWG DATE: 11/12/2025 11:32:01 AM BY: LCARTER

Attachment I – Inspection and Maintenance for BMPs

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

Inspection Personnel:

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

Inspection Schedule and Procedures:

An inspection shall occur weekly and after any rain event.

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

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

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

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

Actions taken as a result of the inspections must be described within, and retained as a part of, the SWPPP. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWPPP and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions:

Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

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

Inspection and Maintenance Schedule for Temporary Best Management Practices (BMPs)

Name	Date	Maintenance Description

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Silt fence will be used during the period of construction near the perimeter of the disturbed area to intercept sediment while allowing water to percolate through. Silt fencing will be installed prior to any site clearing. This silt fence will remain in place until the disturbed area is permanently stabilized. Tree protection fencing will be installed around all protected trees. A stabilized pad of crushed stone will be placed at the point where traffic will be entering and leaving the construction site to eliminate the tracking or flowing of sediment onto public rights-of-way. Once all site grading activities and landscaping plantings have been completed, all disturbed areas and exposed soil will be revegetated with hydro-mulch as needed. All controls will remain in place until the revegetated areas are permanently stabilized.

If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization (via hydro-mulch revegetation) 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.

Should construction activities be interrupted for a period of at least 4 weeks of non-activity, Contractor shall revegetate all disturbed areas as required for permanent revegetation. Contractor shall keep all temporary BMPs in place until the disturbed areas become permanently stabilized.

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Canady Tract Subdivision Phase 1

Regulated Entity Location: West of the intersection of Ranch Road 1869 and N Hwy 183

Name of Customer: Sapelo Liberty Hill, LP

Contact Person: Justin Reynolds Phone: (512) 470-9297

Customer Reference Number (if issued):CN606332997

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	42.36 Acres	$ 8,000
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: Chelsea Osborne Date: 2/6/26

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

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

I Justin Reynolds,
Print Name

President,
Title - Owner/President/Other

of Sapelo Liberty Hill, LP,
Corporation/Partnership/Entity Name

have authorized Chelsea Osbourn
Print Name of Agent/Engineer

of Gray Civil, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

11/6/25
Date

THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared JUSTIN REYNOLDS 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 6th day of NOVEMBER, 2025

SARAH COFFMAN
Notary Public, State of Texas
Comm. Expires 05-28-2028
Notary ID 134919917

NOTARY PUBLIC

SARAH COFFMAN
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5-28-28

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)	
☐ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)	
☒ Renewal (*Core Data Form should be submitted with the renewal form*)	☐ Other
2. Customer Reference Number (*if issued*)	**3. Regulated Entity Reference Number** (*if issued*)
CN 606332997	**RN**

Follow this link to search for CN or RN numbers in Central Registry**

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:*	
Sapelo Liberty Hill, LP		

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** (*if applicable*)
0805462136			

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

12. Number of Employees	**13. Independently Owned and Operated?**
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☐ **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	☐ Other:
☐ Occupational Licensee	☐ Responsible Party	☐ VCP/BSA Applicant	

15. Mailing Address:								
	City		**State**		**ZIP**		**ZIP + 4**	

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

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

SECTION III: Regulated Entity Information

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

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

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

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

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

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**
Liberty Hil,			TX		

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:		30.676878	**28. Longitude (W) In Decimal:**		-97.896899
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	40	36.762	-97	53	48.835

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)
		237210	

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

34. Mailing Address:								
	City		**State**		**ZIP**		**ZIP + 4**	
35. E-Mail Address:								

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

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

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

SECTION IV: Preparer Information

40. Name:	Chelsea Osbourn, P.E.	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 452-0371		**( ) -**	cosbourn@gray-civil.com

SECTION V: Authorized Signature

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

Company:	Gray Civil Inc.	**Job Title:**	Project Manager
Name *(In Print):*	Chelsea Osbourn, P.E.	**Phone:**	**(** 512 **)** 452- **0371**
Signature:	Chelsea Osbourn	**Date:**	3/13/2026