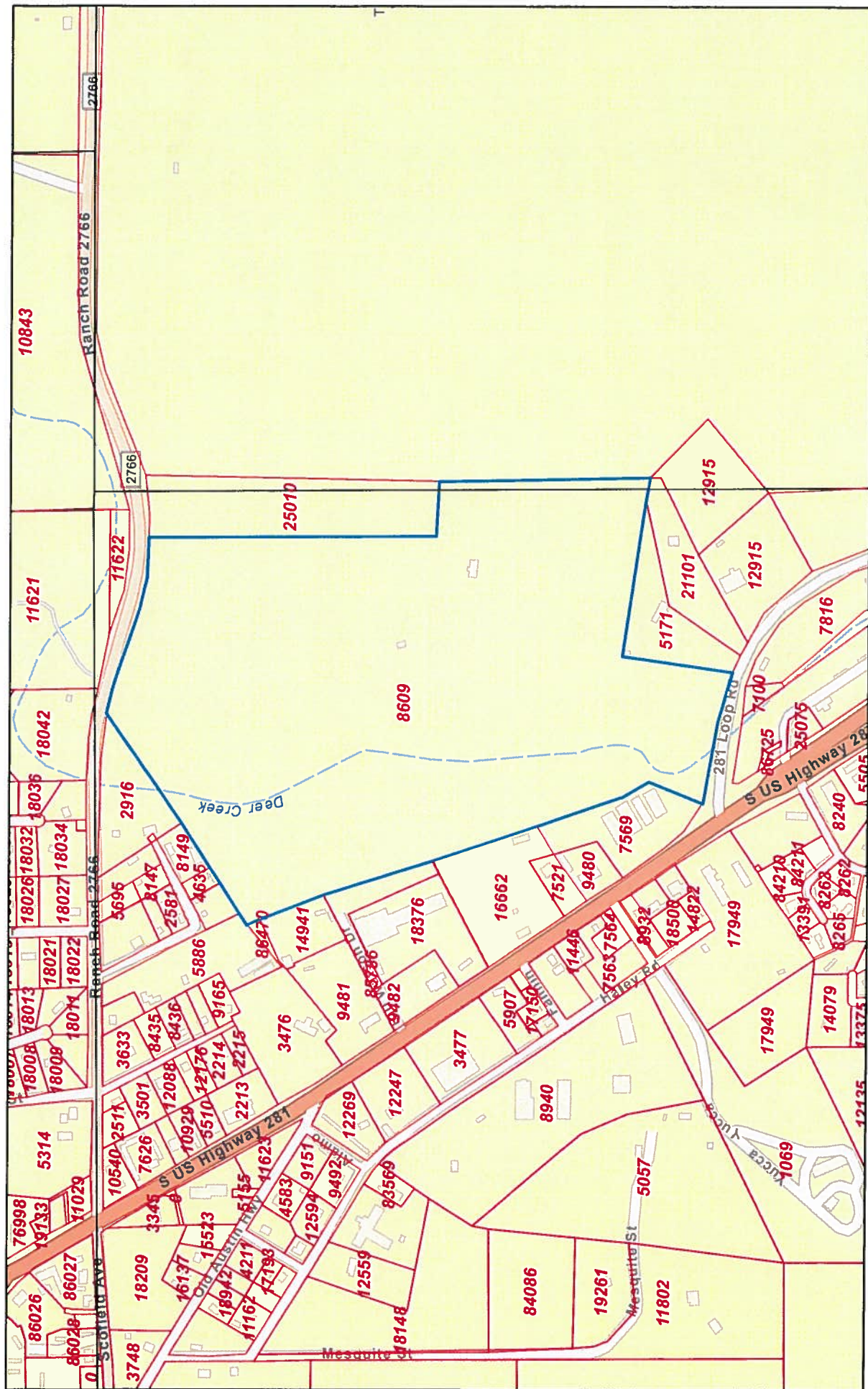


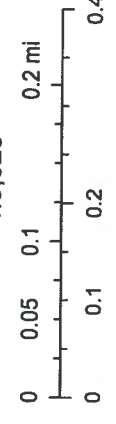
217 281 Loop

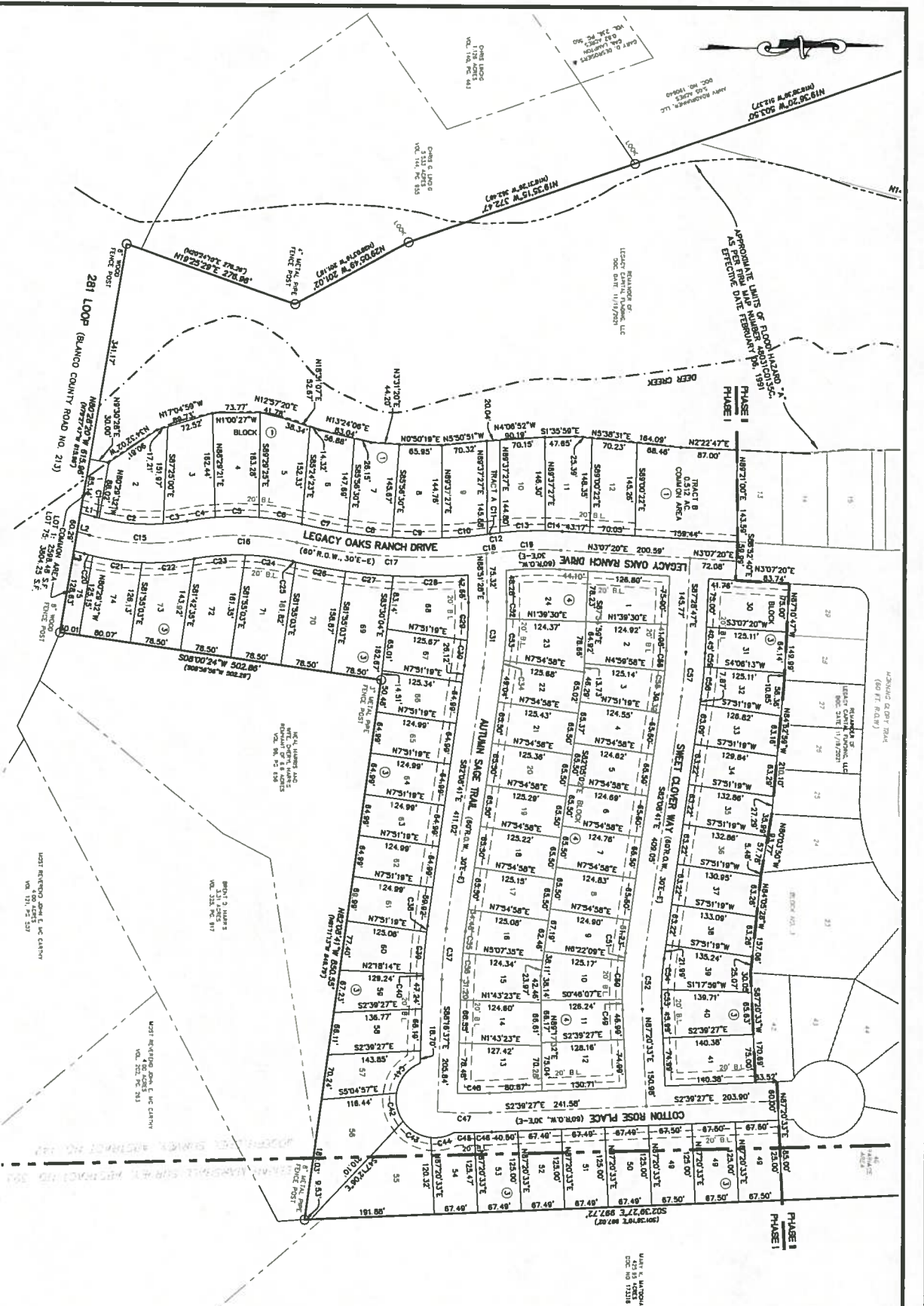


2/18/2022, 3:06:01 PM

- Parcels
- Abstracts

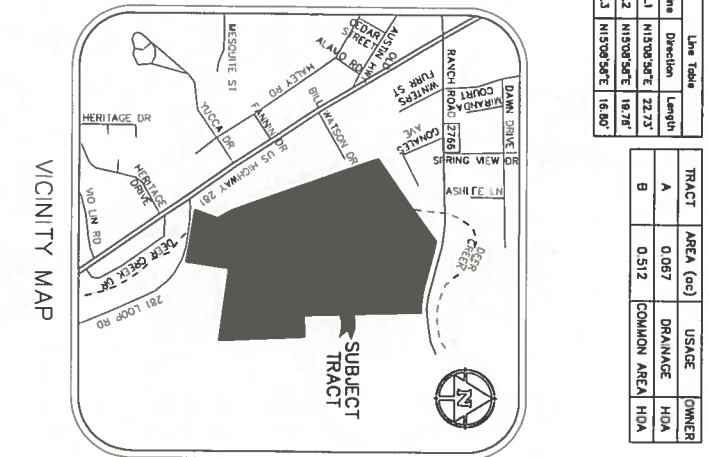
1:9,028





Curve #	Length	Radius	Chord
C1	7.41'	320.00'	N4+28.09'E 7.41'
C2	98.31'	320.00'	N45.34'E 98.31'
C3	37.38'	320.00'	N72.21'W 37.38'
C4	43.87'	430.00'	S74.79'E 43.87'
C5	88.09'	430.00'	S92.02'E 88.09'
C6	67.18'	430.00'	S84.01'W 67.18'
C7	71.81'	868.00'	N103.51'E 71.81'
C8	70.05'	868.00'	N133.24'E 70.05'
C9	77.24'	868.00'	N078.92'E 77.24'
C10	70.24'	868.00'	N4+58.03'W 70.24'
C11	5.06'	868.00'	N73.64'W 5.06'
C12	15.88'	545.00'	S70.31'E 15.88'
C13	70.11'	545.00'	S73.04'E 70.11'
C14	11.33'	380.00'	N4+08.41'E 11.33'
C15	104.37'	380.00'	N77.91'W 104.37'
C16	83.84'	380.00'	N123.52'E 83.84'
C17	80.00'	380.00'	N123.52'E 80.00'
C18	83.84'	380.00'	N123.52'E 83.84'
C19	104.37'	380.00'	N77.91'W 104.37'
C20	11.33'	380.00'	N4+08.41'E 11.33'
C21	70.11'	545.00'	S73.04'E 70.11'
C22	15.88'	545.00'	S70.31'E 15.88'
C23	70.24'	868.00'	N078.92'E 70.24'
C24	70.24'	868.00'	N4+58.03'W 70.24'
C25	5.06'	868.00'	N73.64'W 5.06'
C26	15.88'	545.00'	S70.31'E 15.88'
C27	70.11'	545.00'	S73.04'E 70.11'
C28	11.33'	380.00'	N4+08.41'E 11.33'
C29	104.37'	380.00'	N77.91'W 104.37'
C30	83.84'	380.00'	N123.52'E 83.84'
C31	80.00'	380.00'	N123.52'E 80.00'
C32	83.84'	380.00'	N123.52'E 83.84'
C33	104.37'	380.00'	N77.91'W 104.37'
C34	11.33'	380.00'	N4+08.41'E 11.33'
C35	70.11'	545.00'	S73.04'E 70.11'
C36	15.88'	545.00'	S70.31'E 15.88'
C37	70.24'	868.00'	N078.92'E 70.24'
C38	70.24'	868.00'	N4+58.03'W 70.24'
C39	5.06'	868.00'	N73.64'W 5.06'
C40	15.88'	545.00'	S70.31'E 15.88'
C41	70.11'	545.00'	S73.04'E 70.11'
C42	11.33'	380.00'	N4+08.41'E 11.33'
C43	104.37'	380.00'	N77.91'W 104.37'
C44	83.84'	380.00'	N123.52'E 83.84'
C45	80.00'	380.00'	N123.52'E 80.00'
C46	83.84'	380.00'	N123.52'E 83.84'
C47	104.37'	380.00'	N77.91'W 104.37'
C48	11.33'	380.00'	N4+08.41'E 11.33'
C49	70.11'	545.00'	S73.04'E 70.11'
C50	15.88'	545.00'	S70.31'E 15.88'
C51	70.24'	868.00'	N078.92'E 70.24'
C52	70.24'	868.00'	N4+58.03'W 70.24'
C53	5.06'	868.00'	N73.64'W 5.06'
C54	15.88'	545.00'	S70.31'E 15.88'
C55	70.11'	545.00'	S73.04'E 70.11'
C56	11.33'	380.00'	N4+08.41'E 11.33'
C57	104.37'	380.00'	N77.91'W 104.37'
C58	83.84'	380.00'	N123.52'E 83.84'
C59	80.00'	380.00'	N123.52'E 80.00'
C60	83.84'	380.00'	N123.52'E 83.84'
C61	104.37'	380.00'	N77.91'W 104.37'
C62	11.33'	380.00'	N4+08.41'E 11.33'
C63	70.11'	545.00'	S73.04'E 70.11'
C64	15.88'	545.00'	S70.31'E 15.88'
C65	70.24'	868.00'	N078.92'E 70.24'
C66	70.24'	868.00'	N4+58.03'W 70.24'
C67	5.06'	868.00'	N73.64'W 5.06'
C68	15.88'	545.00'	S70.31'E 15.88'
C69	70.11'	545.00'	S73.04'E 70.11'
C70	11.33'	380.00'	N4+08.41'E 11.33'

Curve #	Length	Radius	Chord
C1	103.02'	858.00'	N89.36.37'W 103.02'
C2	28.33'	858.00'	S89.36.37'W 28.33'
C3	45.02'	858.00'	N89.11'W 45.02'
C4	15.88'	858.00'	N82.46.43'W 15.88'
C5	34.05'	715.00'	S83.93.31'E 34.05'
C6	42.47'	715.00'	S86.54.31'E 42.47'
C7	78.23'	715.00'	N83.29.31'W 78.23'
C8	10.07'	715.00'	S82.31.01'E 10.07'
C9	65.02'	775.00'	S83.73.31'E 65.02'
C10	7.86'	775.00'	S87.91.11'E 7.86'
C11	5.06'	868.00'	S82.07.06'E 5.06'
C12	45.29'	868.00'	N83.01.1'E 45.29'
C13	51.87'	868.00'	N90.24.1'E 51.87'
C14	38.46'	868.00'	N129.46.1'W 37.82'
C15	30.33'	780.00'	N129.22'E 30.33'
C16	27.00'	780.00'	N129.58'W 27.00'
C17	82.13'	750.00'	S028.46'W 82.08'
C18	48.83'	750.00'	S04.30'E 48.82'
C19	15.88'	485.00'	N89.71.12'E 15.88'
C20	60.42'	485.00'	S87.11.56'E 60.38'
C21	12.58'	485.00'	S82.31.1'E 12.58'
C22	83.48'	485.00'	S87.40.1'E 83.37'
C23	28.31'	425.00'	N89.78.06'E 28.31'
C24	48.87'	425.00'	S87.33.1'E 48.84'
C25	35.89'	720.00'	N83.33.2'W 35.88'
C26	31.16'	720.00'	N84.44.4'W 31.15'
C27	68.84'	750.00'	S84.46.4'W 68.81'
C28	51.08'	780.00'	N89.01.4'W 51.07'
C29	21.55'	780.00'	N86.41.1'W 21.55'



FINAL PLAT OF:
DEER CREEK ESTATES
 91.567 ACRES 3,988,679.40 S.F.
 77 LOTS, 3 BLOCKS AND 2 TRACTS INCLUDING:
 X,XXX,XX L.F. OF NEW STREETS AND X,XXX A.C. OF R.O.W.
 JOSEPH DUJEL SURVEY, ABSTRACT #393, BLANCO COUNTY, TEXAS
 ELIJAH MARSHALL SURVEY, ABSTRACT #393, BLANCO COUNTY, TEXAS
 A SUBDIVISION IN THE CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, THAT LEGACY CAPITAL FUNDING, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 10008 LOVELY LANE, AUSTIN, TEXAS 78717, BEING THE SOLE OWNER OF THAT 91.567 ACRE TRACT OF LAND DESCRIBED BY THE ASSHUR, DUJEL SURVEY, ABSTRACT NO. 393, BLANCO COUNTY, TEXAS, AND THE ELIJAH MARSHALL SURVEY, ABSTRACT NO. 393, BLANCO COUNTY, TEXAS, AND THE CITY OF JOHNSON CITY, TEXAS, HAS HEREBY DEDICATED TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON IN ACCORDANCE WITH THE PLAT SHOWN HERON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HERON.

MANAGER
 LEGACY CAPITAL FUNDING, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
 10008 LOVELY LANE
 AUSTIN, TEXAS, 78717

MANAGER
 LEGACY CAPITAL FUNDING, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
 10008 LOVELY LANE
 AUSTIN, TEXAS, 78717

STATE OF TEXAS
 COUNTY OF BLANCO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HERON.

NOTARY PUBLIC, STATE OF TEXAS
 DATE NOTARY COMMISSION EXPIRES _____

STATE OF TEXAS
 COUNTY OF BLANCO

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF JOHNSON CITY, TEXAS

MAYOR _____ CITY SECRETARY _____

TAX CERTIFICATE

THE BLANCO COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BLANCO COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED ON THE _____ DAY OF _____, 20____

BLANCO COUNTY TAX APPRAISAL DISTRICT

BY: _____

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION DATED FOR RECORDED ON _____ AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, IN BOOK _____ PAGE _____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 30TH DAY OF DECEMBER A.D. 20____

LAURA WALLA, COUNTY CLERK
 BLANCO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOHNSON CITY, TEXAS

FOR REVIEW ONLY
 JANUARY 5, 2022

BRUCE LANE BRYAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
 BRYAN TECHNICAL SERVICES, INC.
 141109N, TX 76574

TRACT SURVEYED NOVEMBER 02, 2021

91.567 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
 COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE BLANCO COUNTY SUBDIVISION REGULATIONS.

LINA CHAIY
 107211
 LICENSED PROFESSIONAL ENGINEER

LINA CHAIY, P.E. NO. 107211

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HERON ARE ORIENTED TO THE TEXAS STATE PLANE 93 ADJUSTMENT.
- THE PROPERTY DEPICTED HERON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD HAZARD IDENTIFICATION MAP, PLAT NO. 480300000, EFFECTIVE DATE FEBRUARY 02, 1991, IN ZONE "X" (UNSHADOWED).
- THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HERON, AND SAID PROTRUSION HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
- ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
- THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS PLAT.

LEGEND

- IR S IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES"
- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND WITH CAP
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- NAE NON-ACCESS EASEMENT
- BL BUILDING LINE
- POB POINT OF BEGINNING
- E-E BACK TO BACK OF CURB
- R-OW RIGHT-OF-WAY
- () DEED CALLS

BLOCK NO. # OF LOTS

1	12
3	41
4	24
TOTAL	77

FINAL PLAT
 (SHEET 1 OF 1)

BRYAN TECHNICAL SERVICES, INC.
 911 NORTHMAIN
 TAYLOR, TX 76781
 PHONE (817) 558-9998
 FAX (817) 558-9999
 FIRM NO. 101285000

BTS

NO. DATE REVISIONS

1	BR
2	BR

DRAWN BY: BR
 SCALE: 1" = 100'
 CHECKED BY: BR
 APPROVED BY: BR

PROJECT FILE: 21032-PP DATE: JANUARY 10, 2022



BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

Feb 9, 2022

CITY OF JOHNSON CITY
ATTN.: BRENT SULTEMEIER
303 E. Pecan Dr. Johnson City TX 78636

RE: SEWER CALCULATIONS FOR "HOMESTEADS ON DEER CREEK SUBDIVISION"

As requested below is the sewer calculations for the proposed single family subdivision along Loop 281 (Blanco County Road No. 213).

- Single family subdivision
- Total number of proposed lots = 201 lots
- Total subdivision acreage = 91.57 ac.
- Number of capita per household = 3.5 capita
- Max. Flow Peak Factor = 3
- Total daily wastewater flow per capita 100 gal/day (Table B.1 Design organic loadings and flows for new wastewater treatment systems/TCEQ chapter 217/317.)

Total flows are calculated as following:-

1) Max dry weather flow= 201 lots x 3.5 capita/lot x 100 gal/capita/day x 3 (max flow peak factor) = 211,050 gal/day
=146.56 gal/min

2) Max wet weather flow= 201lots x 3.5 capita/lot x 100gal/capita/day x 3 (max flow peak factor)+91.57 acres x 1500 gal/day/acre= 348,405 gal/day
= 241.95 gal/min

Sincerely,

BELTON ENGINEERING, INC.

Lina Chtay, P.E., C.F.M.

WATER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF JOHNSON CITY, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY DESIGN AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 290.
4. ALL WATER MAINS SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DIAMETER PVC AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BACK OF CURB.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPEARANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
8. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED ON A SEPARATE DETAIL.

SANITARY SEWER LAYOUT STANDARD NOTES:

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF JOHNSON CITY, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
4. ALL SANITARY SEWER MAINS SHALL BE SDR-26 PVC PIPE UNLESS OTHERWISE NOTED.
5. DOUBLE SEWER SERVICES SHALL CONSIST OF TWO SEPARATE 4-INCH DIAMETER PVC TAPS LOCATED IN THE SAME TRENCH.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPEARANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

STANDARD NOTES:

1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CMA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM TIRIS DATA HUB MAPS.
4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



LEGEND

IRS	IRON ROD SET, STAMPED
IRS	"BRYAN TECHNICAL SERVICES"
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
D.E.	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
NAE	NON-ACCESS EASEMENT
BL	BUILDING LINE
POB	POINT OF BEGINNING
E-E	BACK TO BACK OF CURB
ROW	RIGHT-OF-WAY
()	DEED CALLS



FINAL PLAT OF:

DEER CREEK ESTATES
 91,567 ACRES 3,988,679.40 S.F.
 77 LOTS, 3 BLOCKS AND 2 TRACTS INCLUDING:
 XXXXX L.F. OF NEW STREETS AND XXXX A.C. OF R.O.W.
 JOSEPH DUEL SURVEY, ABSTRACT #147 &
 ELVAH MARSHALL SURVEY ABSTRACT #393, BLANCO COUNTY, TEXAS
 A SUBDIVISION IN THE CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS



01/05/22
 SCALE: 1"=100'
 DRAWN: RR
 ELEC. DRAWING FILE
 C:\21032-UP.DWG
 DATE: 01/05/22
 JOB NO.: 21032
 02 OF 02

UTILITY PLAN OF:
DEER CREEK ESTATES
 217 281 LOOP
 CITY OF JOHNSON CITY, BLANCO COUNTY, TEXAS
LEGACY CAPITAL FUNDING, LLC
 10008 LOXLEY LANE, AUSTIN, TEXAS, 78717

Engineering Design/Build Planning
BELTON ENGINEERING INC.
 FIRM # F-13392
 106 NO. EAST STREET
 BELTON, TEXAS 76513
 OFFICE (254) 731-5800
 MOBILE (254) 289-7273
 BELTONEENGINEERS.COM



REVISIONS

C2.00

REVISIONS



FORM # F-13392

BELTON ENGINEERING INC.

106 NO. EAST STREET
BELTON, TEXAS 78013
PHONE (254) 731-5813
MOBILE (254) 289-7273
BELTONENGINEERS.COM

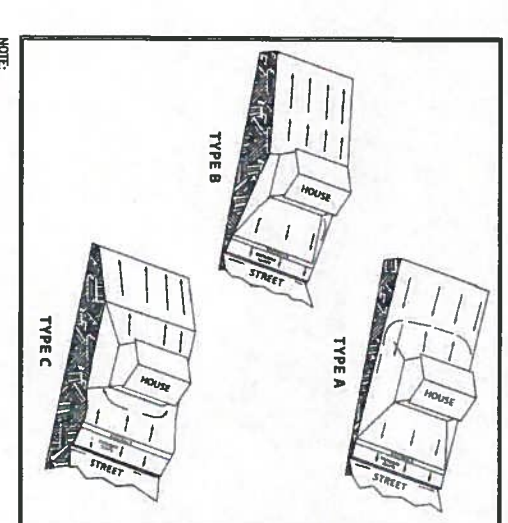
Engineering Design/Build Planning

STREET CAPACITY DRAINAGE PLAN OF:
HOMESTEADS AT DEER CREEK
217 LOOP 281
JOHNSON CITY TX 78636, BLANCO COUNTY
MEHUL DARBAR

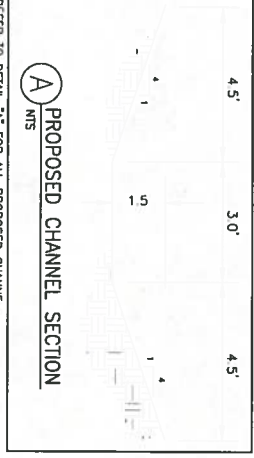


SCALE: 1" = 100'
DRAWN: AM
ELEC. DRAWING FILE
C:\21032-DR.DWG
DATE: 02/03/22
JOB NO.: 21032
01 OF 04

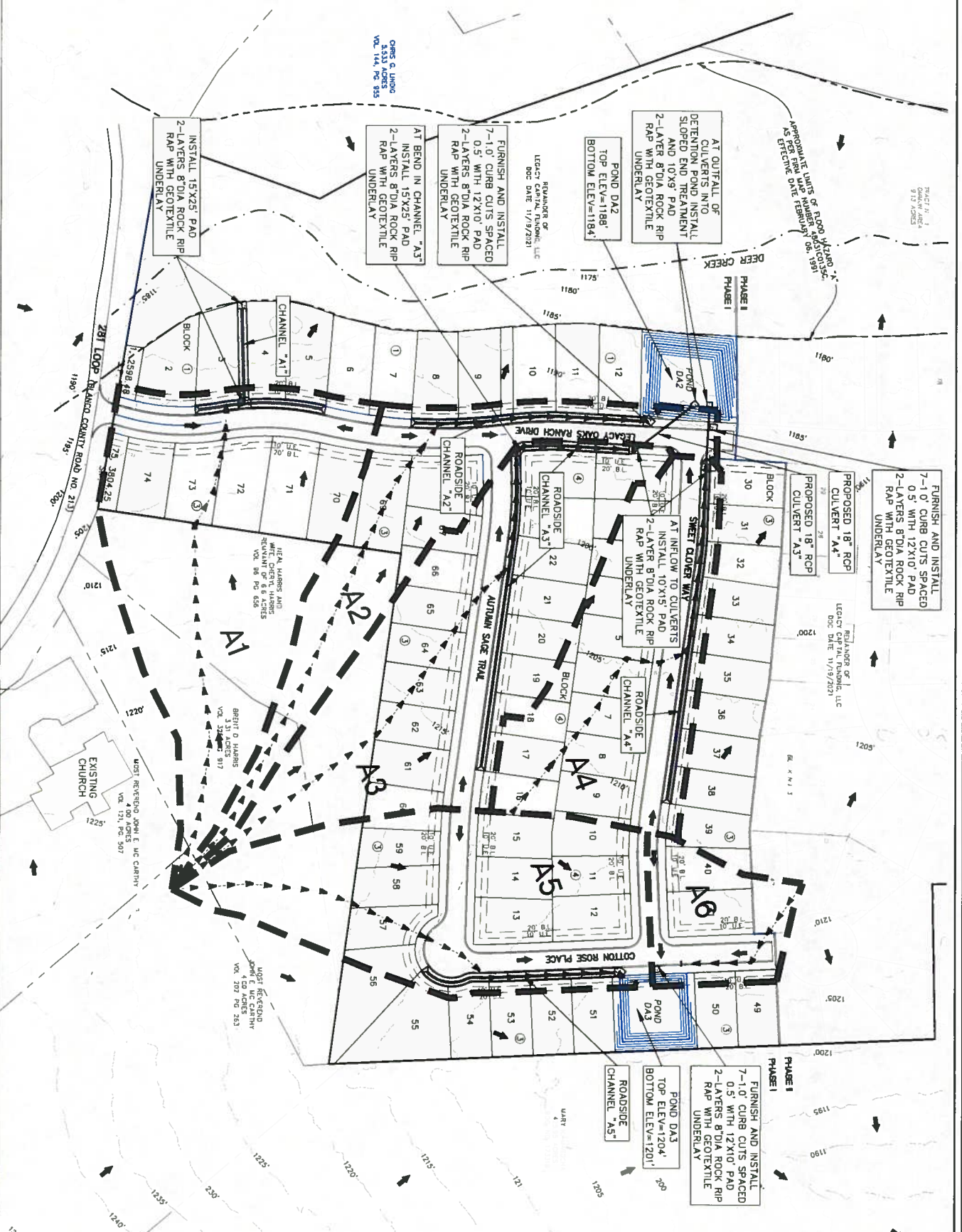
C4.05



NOTE: THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST. SUBMITTER IS TO MAINTAIN DRAINAGE BETWEEN LOTS AS SHOWN ON THIS DRAINAGE PLAN.



REFER TO DETAIL 'A' FOR ALL PROPOSED CHANNELS



TIME OF CONCENTRATION - POST DEVELOPMENT

POST	Area	n	L	S	Tc	n	L	S	Tc	Shallow	Concentrated	Total				
DA	Area	n	L	S	Tc	n	L	S	Tc	Shallow	Concentrated	Total				
A1	4.74	0.13	300	0.033	2.402	0.13	309.42	0.040	4.598	0.035	64.73	0.039	9.36	12.9	10.7	
A2	2.86	0.13	300	0.033	2.402	0.13	167	0.080	3.617	0.035	37.38	0.020	8.18	4.5	14.0	
A3	4.65	0.13	300	0.033	2.402	0.13	119.7	0.033	1.983	0.035	4.00	0.03	10.59	6.15	13.1	
A4	3.15	0.24	100	0.030	1.699	0.13	42.78	0.023	0.102	0.035	321.2	0.037	9.35	4.682	0.778	11.2
A5	4.06	0.13	300	0.040	2.233	0.13	135.43	0.041	3.703	0.035	250.7	0.024	11.08	6.78	0.508	6.8
A6	1.07	0.24	117.34	0.030	1.935	0.13	154	0.016	0.456							2.4

C-COMPOSITE CALCULATIONS 10 YR

AREA	C	GRASS AREA	RANGE	ROOF/CONC AREA	ROOF/CONC AREA	TOTAL AREA	C
A1	0.35	1.42	0.42	2.58	0.88	4.74	0.44
A2	0.35	1.00	0.42	0.98	0.83	2.65	0.48
A3	0.35	2.86	0.38	0.99	0.83	4.65	0.53
A4	0.35	1.92	0.42	0.90	0.83	3.15	0.55
A5	0.35	1.73	0.42	0.90	0.83	4.06	0.53
A6	0.35	0.97	0.42	0.00	0.83	1.07	0.53

C-COMPOSITE CALCULATIONS 25 YR

AREA	C	GRASS AREA	RANGE	ROOF/CONC AREA	ROOF/CONC AREA	TOTAL AREA	C
A1	0.39	1.42	0.42	2.58	0.88	4.74	0.48
A2	0.39	1.00	0.42	0.98	0.86	2.65	0.50
A3	0.39	2.86	0.42	0.99	0.86	4.65	0.50
A4	0.39	1.92	0.42	0.90	0.86	3.15	0.50
A5	0.39	1.73	0.42	0.90	0.86	4.06	0.57
A6	0.39	0.97	0.42	0.00	0.86	1.07	0.57

C-COMPOSITE CALCULATIONS 100 YR

AREA	C	GRASS AREA	RANGE	ROOF/CONC AREA	ROOF/CONC AREA	TOTAL AREA	C
A1	0.48	1.42	0.49	2.58	0.97	4.74	0.56
A2	0.48	1.00	0.49	0.98	0.97	2.65	0.50
A3	0.48	2.86	0.49	0.99	0.97	4.65	0.58
A4	0.48	1.92	0.49	0.90	0.97	3.15	0.58
A5	0.48	1.73	0.49	0.90	0.97	4.06	0.55
A6	0.48	0.97	0.49	0.00	0.97	1.07	0.55

Drainage Calculations, Proposed Conditions

POST	Area	n	L	S	Tc	n	L	S	Tc	Shallow	Concentrated	Total
DA	Area	n	L	S	Tc	n	L	S	Tc	Shallow	Concentrated	Total
A1	4.74	0.44	107	0.44	7.05	0.48	8.97	0.48	19.85	0.56	11.31	29.90
A2	2.86	0.49	140	0.49	6.34	0.53	7.92	0.53	10.99	0.60	10.25	16.45
A3	4.65	0.55	131	0.55	6.52	0.60	8.03	0.60	18.75	0.68	10.51	28.18
A4	3.15	0.55	112	0.55	6.94	0.60	8.54	0.60	12.08	0.68	11.14	23.70
A5	4.06	0.53	68	0.53	6.19	0.57	7.51	0.57	10.03	0.65	12.97	34.10
A6	1.07	0.50	50	0.53	6.83	0.54	5.04	0.57	10.00	0.65	13.91	9.75

From: Odalys Johnson <[REDACTED]>
Sent: Friday, February 18, 2022 1:58 PM
To: Lina Chtay <[REDACTED]>
Cc: Brent J Sultemeier <bsultemeier@johnsoncitytx.org>; Rick Schroder <rschroder@johnsoncitytx.org>; Mehul - Darbar Homes <[REDACTED]>; Richard Rogers <[REDACTED]>; Kent O'Brien <[REDACTED]>
Subject: Homestead at Deer Creek Preliminary Plat

Lina,

In accordance with Chapter 10 *Subdivision Regulation*, Article 10.02 *Subdivision Ordinance*, Section 8 *Preliminary Plats* of the Municipal Code of Ordinances in effect at the time of vested status for the project, please revised the preliminary plat to reflect the following:

1. Show proposed drainage easements.
2. Correct the floodplain note showing the presence of a special flood hazard area within the property.
3. Place the following note on the plat: "Preliminary Plat for Inspection Purposes Only."
4. Place the following note on the plat: " Water and Wastewater impact fees were not paid at the time of platting for this plat. All impact fees must be paid in full, at the rate in effect at the time of service applications, prior to water meter set and/or wastewater service connection."

Additionally,

1. Please ensure that sufficient right of way (ROW) width is provided for the residential roadway section and utilities, including any proposed roadside ditches. Spacing of utilities should follow TCEQ guidelines.
2. Please provide an overall utility layout that shows proposed connections to the existing utility systems, approximate FL and slopes. Depending on the final utility layout, the Final Plat may need to show an extension of ROW and/or an easement to the point of connection with the existing utility systems.
3. Please submit a complete plat application and requisite fees, attached hereto. The dollar amounts have been filled out for Phase One of the development.

Prior to final plat approval, the City will require the following information be submitted, addressed, and agreed to:

1. A WWTP capacity limitation plan will need to be developed, particularly for additional phases of development.
2. A development agreement is suggested between the City and the developer to outline:
 - a. Payment / applicability of impact fees and/or tap fees.
 - b. Timing / criteria for installation of a third pump at the Gonzalez lift station.
 - c. Operation and maintenance of detention ponds.
3. A floodplain development permit, attached hereto, including a study to establish the Atlas 14 floodplain will be required.

4. Please note that additional final plat comments may need to be addressed once the application and supporting documents requested above are reviewed.
5. If to be governed by an HOA, documents establishing the HOA and its authority over common areas not dedicated to the City.

Let us know if you have any questions.

Thank you,
Odalys Johnson, P.E., C.F.M.
Senior Project Engineer



JONES | CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel. 512.441.9493
DID 512.685.5123 Ext. 3497