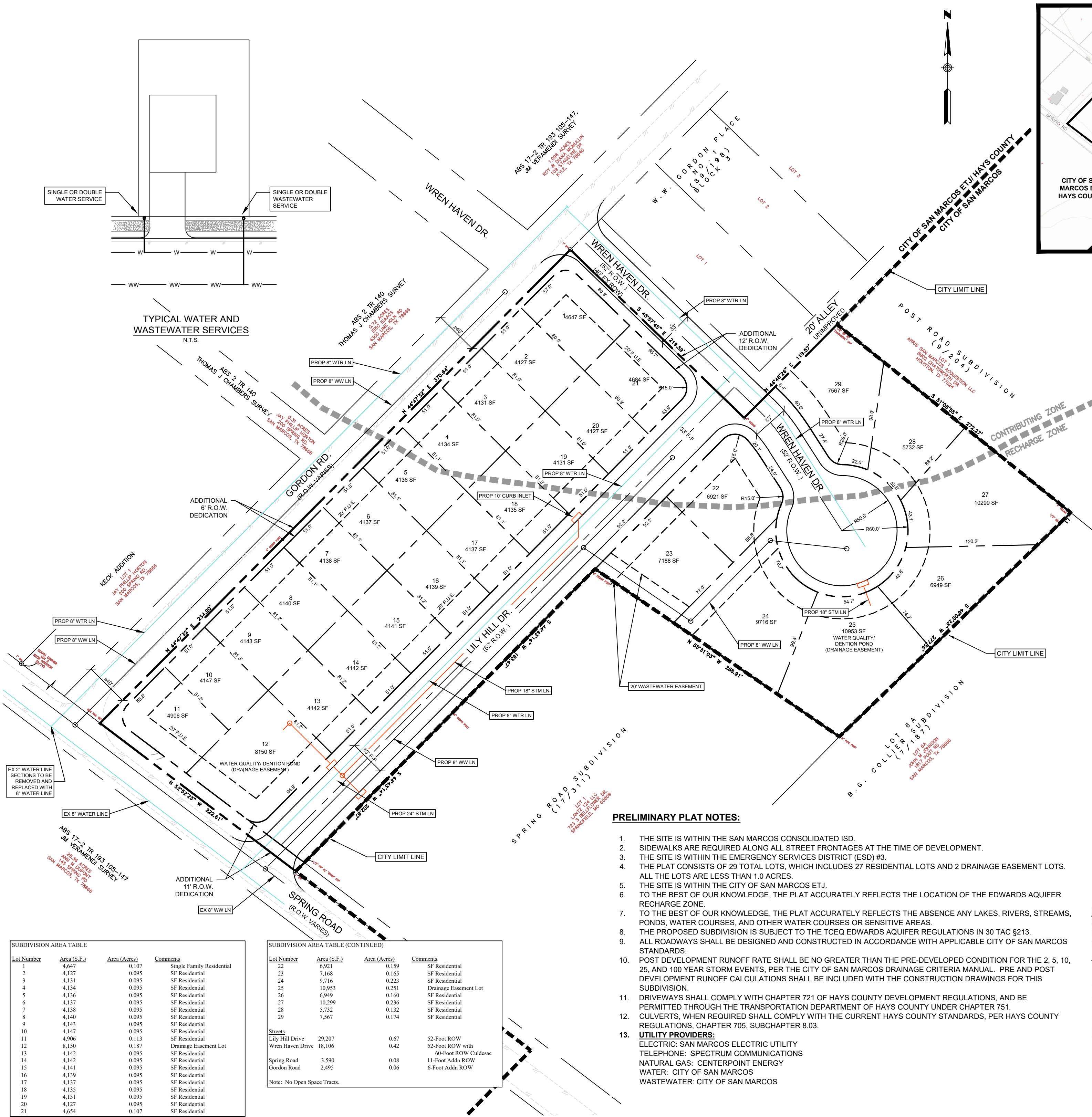




SUBDIVISION AREA TABLE			
Lot Number	Area (S.F.)	Area (Acres)	Comments
1	4,647	0.107	Single Family Residential
2	4,127	0.095	SF Residential
3	4,131	0.095	SF Residential
4	4,134	0.095	SF Residential
5	4,136	0.095	SF Residential
6	4,137	0.095	SF Residential
7	4,138	0.095	SF Residential
8	4,140	0.095	SF Residential
9	4,143	0.095	SF Residential
10	4,147	0.095	SF Residential
11	4,906	0.113	SF Residential
12	8,150	0.187	Drainage Easement Lot
13	4,142	0.095	SF Residential
14	4,142	0.095	SF Residential
15	4,141	0.095	SF Residential
16	4,139	0.095	SF Residential
17	4,137	0.095	SF Residential
18	4,135	0.095	SF Residential
19	4,131	0.095	SF Residential
20	4,127	0.095	SF Residential
21	4,654	0.107	SF Residential

SUBDIVISION AREA TABLE (CONTINUED)			
Lot Number	Area (S.F.)	Area (Acres)	Comments
22	6,921	0.159	SF Residential
23	7,168	0.165	SF Residential
24	9,716	0.223	SF Residential
25	10,953	0.251	Drainage Easement Lot
26	6,949	0.160	SF Residential
27	10,299	0.236	SF Residential
28	5,732	0.132	SF Residential
29	7,567	0.174	SF Residential
Streets			
Lily Hill Drive	29,207	0.67	52-Foot ROW
Wren Haven Drive	18,106	0.42	52-Foot ROW with 60-Foot ROW Cudezac
Spring Road	3,590	0.08	11-Foot Addn ROW
Gordon Road	2,495	0.06	6-Foot Addn ROW
Note: No Open Space Tracts.			

SUBDIVISION NAME:	
SPRING RANCH VILLAS	
PROPERTY OWNER:	
TOP OF THE HILL PROPERTIES, LLC 4001 FIRSTVIEW DRIVE AUSTIN, TX 78731	
ENGINEER:	
RAMSEY ENGINEERING, LLC. 3206 YELLOWPINE TERRACE AUSTIN, TX 78757 (512) 650-6800	
SCALE:	DATE OF PREPARATION:
1" = 60'	12-13-2017
SURVEY/ABSTRACT:	
J.M. VERAMENDI SURVEY #2 ABSTRACT #7	
TOTAL PLAT AREA:	
4.851 ACRES	
PROPOSED LAND USE:	
SINGLE FAMILY RESIDENTIAL	
FLOODPLAIN:	
NO PORTION OF THE SITE IS WITHIN THE LIMITS OF THE FEMA 100-YR FLOODPLAIN PER FEMA FIRM PANEL NO. 48209C0393F DATED 9/2/2005	
EDWARDS AQUIFER:	
TO THE BEST OF OUR KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF THE EDWARDS RECHARGE ZONE.	

IMPERVIOUS COVER WITHIN RECHARGE ZONE (RZ)
PAVEMENT : 22,402 SF
BUILDING : 18,375 SF
DRIVEWAY : 8,535 SF
SIDEWALK : 4,420 SF
TOTAL : 53,732 SF

TOTAL AREA WITHIN RECHARGE ZONE = 145,278 SF = 3.34 AC
% IMPERVIOUS COVER WITHIN RECHARGE ZONE = 36.8%

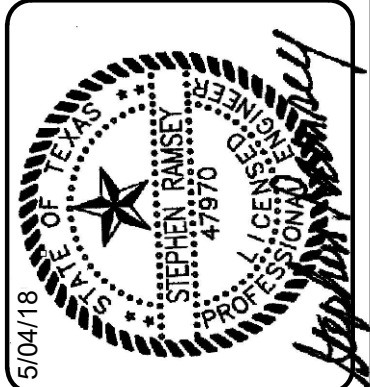
MAX ALLOWABLE IMPERVIOUS COVER WITHIN
RECHARGE ZONE = 40.0%

RAMSEY

ENGINEERING

Ramsey Engineering, LLC
Civil Engineering • Consulting
TBPE Firm No. F-12606
3206 Yellowpine Terrace
Austin, Texas 78757
Cell: 512-650-6800
ramsey-eng@att.net

DESIGNED: SR
DRAWN: AL
REVIEWED: CO, MG



REVISIONS		RECORD
No.	DATE	

SPRING RANCH VILLAS
SAN MARCOS, TEXAS
PRELIMINARY PLAT

PROJECT No.
17-XXX-XX
SHEET No.
1 OF 1