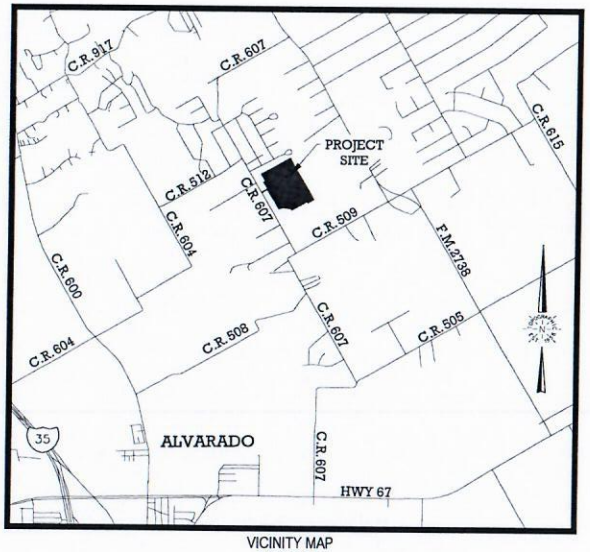
CIVIL CONSTRUCTION PLANS
FOR
GILL'S CROSSING PHASE III



VICINITY MAP
NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	PLAT EXHIBIT (1 OF 3)
C1.2	PLAT EXHIBIT (2 OF 3)
C1.3	PLAT EXHIBIT (3 OF 3)
C1.4	GENERAL NOTES & SITE MAP
C2.1	JUNIPER TRAIL – PLAN & PROFILE (STA. 0+00–8+00)
C2.2	JUNIPER TRAIL – PLAN & PROFILE (STA. 8+00–14+00)
C2.3	JUNIPER TRAIL – PLAN & PROFILE (STA. 14+00–21+13.58)
C2.4	RAINFOREST TRAIL – PLAN & PROFILE (STA. 0+00–8+00)
C2.5	RAINFOREST TRAIL – PLAN & PROFILE (STA. 8+00–14+00)
C2.6	RAINFOREST TRAIL – PLAN & PROFILE (STA. 14+00–24+00)
C2.7	RAINFOREST TRAIL – PLAN & PROFILE (STA. 24+00–33+00)
C2.8	RAINFOREST TRAIL – PLAN & PROFILE (STA. 33+00–36+95.67)
C2.9	AUTUMN TRAIL – PLAN & PROFILE (STA. 0+00–9+00)
C2.10	AUTUMN TRAIL – PLAN & PROFILE (STA. 9+00–17+10.42)
C2.11	EVERGREEN TRAIL – PLAN & PROFILE
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	GRADING PLAN
C4.1	PRE-DEVELOPMENT DRAINAGE MAP
C4.2	POST-DEVELOPMENT DRAINAGE MAP
C4.3	DRAINAGE CALCULATIONS
C4.4	STORM PLAN & PROFILE – SD-1 & SD-2
C4.5	STORM PLAN & PROFILE – SD-3 & SD-4
C4.6	STORM PLAN & PROFILE – SD-5 & SD-6
C4.7	DETENTION OUTFALL PLAN
C4.8	POND CALCS & CROSS-SECTIONS
C4.9	CULVERT CALCS
C4.10	DITCH CALCS
C5.1	EROSION CONTROL PLAN
C6.1	CONSTRUCTION DETAILS
C6.2	DRAINAGE DETAILS

IN

JOHNSON COUNTY, TEXAS

PERMIT SET
JANUARY 2024

ENGINEER/SURVEYOR:

TOPOGRAPHIC, CO.
481 WINSCOTT RD, STE. 200
BENBROOK, TEXAS 76126
CONTACT: KYLON M. WILSON, P.E.
PHONE: 817-744-7512

OWNER:

JOHN HUNTER HOME BUILDERS
8333 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS 75022
(817) 587-4777

PREPARED BY:

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
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TEXAS FIRM REGISTRATION NO. 18409
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WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

COVER SHEET

NO.	DATE	REVISION DESCRIPTION

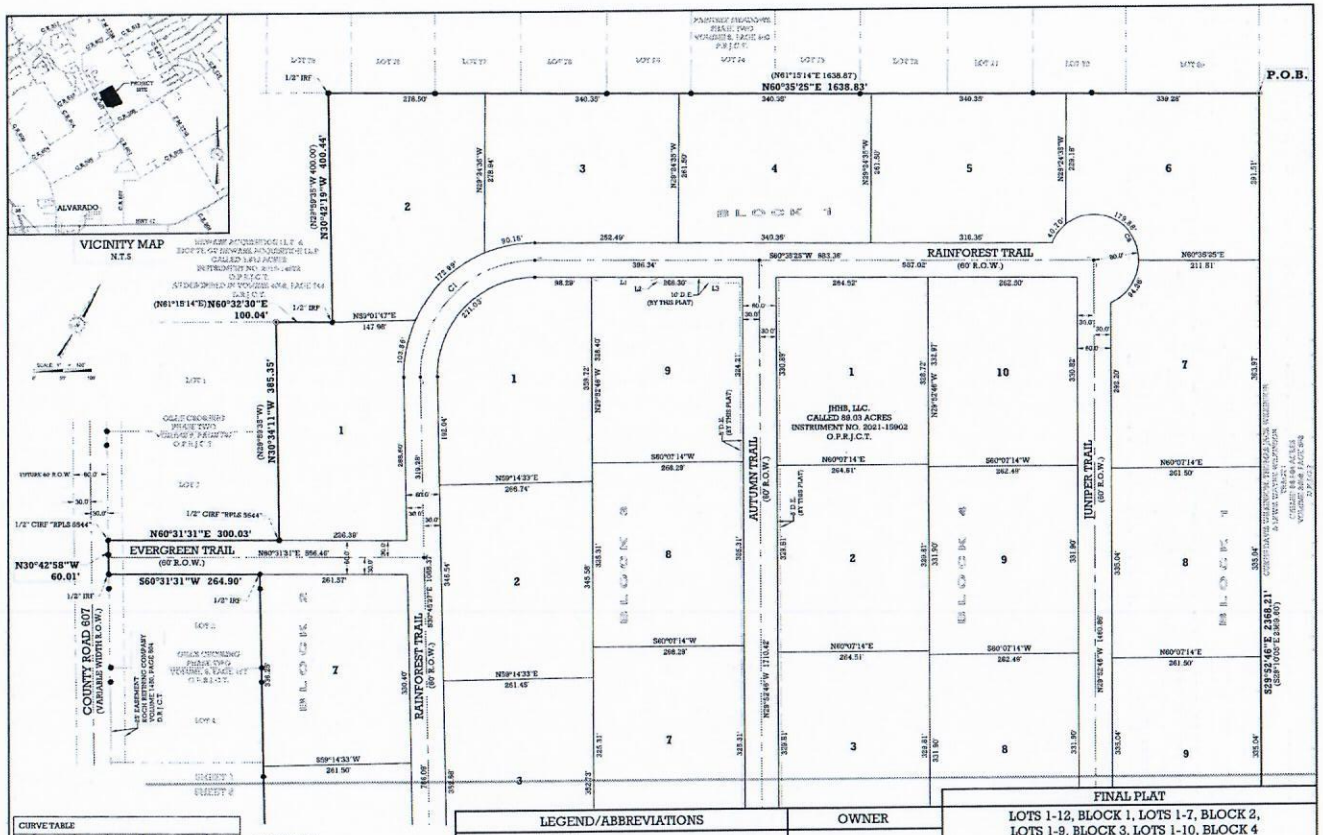
STATE OF TEXAS
KYLON M. WILSON
7750
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C1.0

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IC\CIVIL PLAN SHEETS\IC-COVER.DWG 1/19/2024 10:06 AM



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	51°30'53"	300.00'	318.56'	S14°54'49"W	286.19'
C2	51°38'24"	200.00'	180.19'	S56°33'45"E	174.13'
C3	37°31'56"	200.00'	131.01'	N78°52'50"E	128.69'
C4	19°43'20"	200.00'	37.43'	N68°27'42"E	37.37'
C5	19°42'30"	200.00'	37.26'	N24°30'53"W	37.21'
C6	14°38'23"	100.00'	25.59'	N27°58'45"W	25.52'
C7	6°54'14"	100.00'	10.30'	N32°46'53"W	10.30'
C8	229°29'54"	60.00'	314.53'	S74°38'40"E	147.06'

PLAT RECORDED IN:

INSTRUMENT NO. _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

* SEE SHEET 2 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.

LEGEND/ABBREVIATIONS

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- MATCH LINE
- MONUMENT FOUND (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
IRF = IRON ROD FOUND (AS NOTED)
CIRF = CAPPED IRON ROD FOUND (AS NOTED)
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING SETBACK LINE
W.L.E. = WATER LINE EASEMENT

OWNER

JHHB, LLC
6333 CROSS TIMBERS ROAD
FLOWER MOUND, TX 75022
817-587-4777

ENGINEER/SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
WWW.TOPOGRAPHIC.COM

FINAL PLAT

LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2,
LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4

GILL'S CROSSING PHASE III

AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328

38 SINGLE FAMILY LOTS

89.021 ACRES

FILE: FP_JHHB_GILLS CROSSING PHASE 3_20240110		REVISION
DRAFT: BWM	CHECK: SED	0
SHEET: 1 OF 3	DATE: 01/10/2024	

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

PLAT EXHIBIT (1 OF 3)

NO.	DATE	REVISION DESCRIPTION

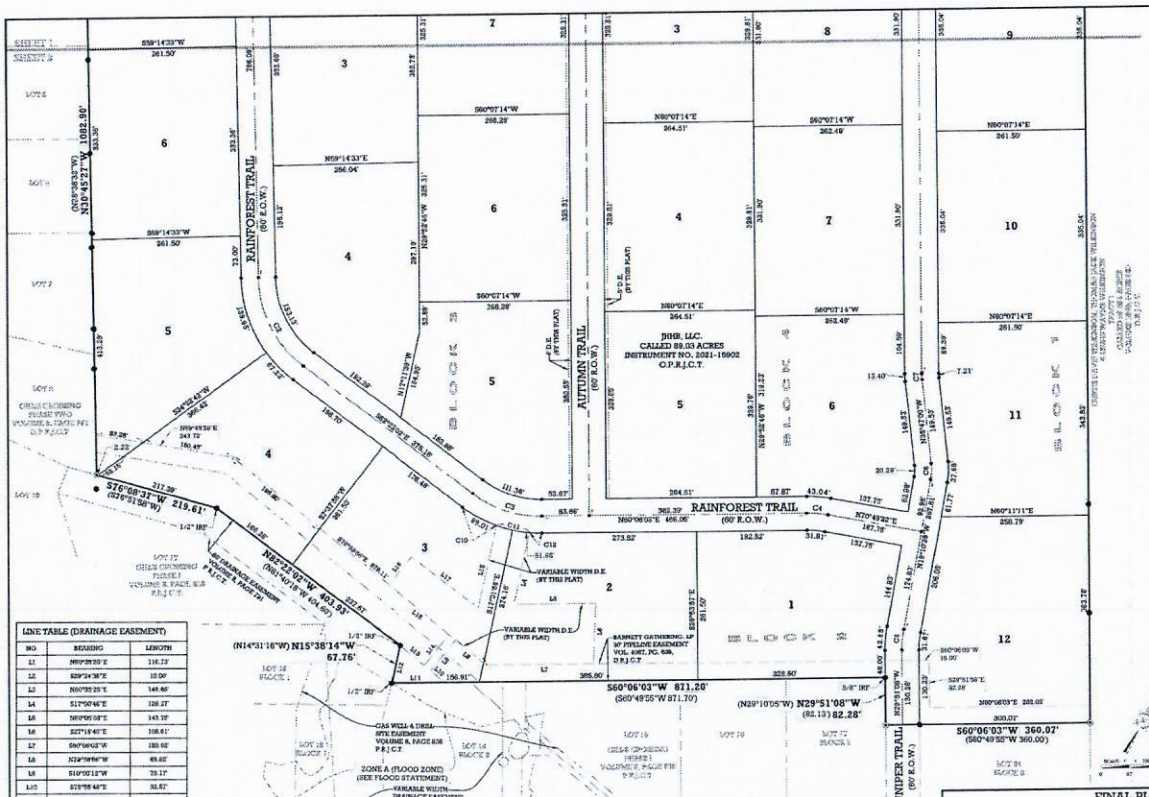
STATE OF TEXAS
KYLON M. WILSON
17820
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C1.1

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC\GENERAL NOTES.DWG 1/19/2024 16:06 AM dsned.bradb



LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	2.019	87,949
2	1	2.284	99,538
3	1	2.085	90,865
4	1	2.043	89,002
5	1	2.033	88,545
6	1	2.077	90,490
7	1	2.130	92,796
8	1	2.011	87,613
9	1	2.011	87,613
10	1	2.011	87,613
11	1	2.030	87,564
12	1	2.454	106,797

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	2.021	87,975
2	2	2.139	93,178
3	2	2.138	93,130
4	2	2.021	87,948
5	2	2.000	87,141
6	2	2.003	87,175
7	2	2.091	91,164

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	3	2.095	91,258
2	3	2.093	91,195
3	3	2.085	91,253
4	3	2.095	91,258
5	3	2.004	87,275
6	3	2.004	87,276
7	3	2.004	87,276
8	3	2.004	87,275
9	3	2.004	87,275

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	4	2.005	87,237
2	4	2.003	87,237
3	4	2.003	87,237
4	4	2.003	87,237
5	4	2.003	87,237
6	4	2.024	88,169
7	4	2.000	87,120
8	4	2.000	87,120
9	4	2.000	87,120
10	4	2.000	87,120

LINE TABLE (DRAINAGE EASEMENT)		
NO.	BEARING	LENGTH
L1	N69°29'29"E	116.12'
L2	S29°24'38"E	10.00'
L3	N60°35'25"E	148.86'
L4	S17°50'46"E	128.27'
L5	N69°05'08"E	143.19'
L6	S27°15'40"E	108.61'
L7	S60°06'03"W	283.02'
L8	N29°39'56"W	69.85'
L9	S10°02'12"W	79.17'
L10	S28°55'46"E	32.87'
L11	S60°06'03"W	98.23'
L12	N15°38'14"W	67.76'
L13	S28°55'46"E	54.71'
L14	N10°00'12"E	79.17'
L15	N29°39'56"W	136.92'
L16	N10°52'07"E	62.97'
L17	S82°22'02"E	148.41'
L18	N17°01'56"W	148.63'

CURVE TABLE (DRAINAGE EASEMENT)					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	17°12'06"	230.00'	68.92'	N89°02'54"E	68.68'
C11	14°59'27"	230.00'	60.18'	N72°56'52"E	60.02'
C12	5°22'11"	230.00'	21.56'	S62°47'06"W	21.55'

PLAT RECORDED IN:

INSTRUMENT NO. _____ SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION

LEGEND/ABBREVIATIONS

SUBJECT PROPERTY LINE
ADJOINER LINE
EASEMENT
MATCH LINE

MONUMENT FOUND (AS NOTED)
1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
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IRF = IRON ROD FOUND (AS NOTED)
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U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING SETBACK LINE
W.L.E. = WATER LINE EASEMENT

OWNER

JHHB, LLC
8332 CROSS TIMBERS ROAD
FLOWER MOUND, TX 75022
817-682-4777

ENGINEER/SURVEYOR

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

FINAL PLAT

LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2,
LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4

GILL'S CROSSING PHASE III

AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE
EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328
38 SINGLE FAMILY LOTS
89.021 ACRES

FILE: FP_JHHB_GILLS CROSSING PHASE 3_20240110		REVISION
DRAFT: BWM	CHECK: SED	0
SHEET: 2 OF 3	DATE: 01/10/2024	

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10194293
TEXAS FIRM REGISTRATION NO. 10194294
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

PLAT EXHIBIT (2 OF 3)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. SWILSON
7756
LICENSED
PROFESSIONAL ENGINEER

01/15/24

SHEET NO.

C1.2

S:\CIVIL\JHHB_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-GENERAL NOTES.DWG 1/19/2024 10:06 AM daniel trials

OWNERS DEDICATION:

BEING A TRACT OF LAND SITUATED IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 89.03 ACRE TRACT DESCRIBED IN DEED AS RECORDED IN INSTRUMENT NO. 2021-13602, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 89.03 ACRE TRACT AND AT THE SOUTHEAST CORNER OF LOT 69, RAINTREE MEADOWS PHASE TWO, AS RECORDED IN VOLUME 8, PAGE 400, (O.P.R.J.C.T.) AND LOCATED IN THE WEST LINE OF A CALLED 96.884 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO CURTIS DAVID WILKINSON, THOMAS JACK WILKINSON & LEWIS WAYNE WILKINSON, AS RECORDED IN VOLUME 3899, PAGE 863 (D.R.J.C.T.);

THENCE SOUTH 29°58'46" EAST, WITH THE EAST LINE OF SAID 89.03 ACRE TRACT AND THE WEST LINE OF SAID 96.884 ACRE TRACT, A DISTANCE OF 2366.21 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERN MOST SOUTHEAST CORNER OF SAID 96.884 ACRE TRACT AND FOR THE NORTHEAST CORNER OF LOT 24, GILL'S CROSSING PHASE I, AS RECORDED IN VOLUME 8, PAGE 838, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE WITH THE COMMON LINE OF SAID 89.03 ACRE TRACT, AND SAID GILL'S CROSSING PHASE I, AS FOLLOWS:

SOUTH 60°06'03" WEST, PASSING AT 300.07 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 24, IN THE EAST RIGHT-OF-WAY LINE OF JUNIPER TRAIL, A TOTAL DISTANCE OF 360.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID JUNIPER TRAIL AND THE EAST LINE OF LOT 17 OF SAID GILL'S CROSSING PHASE I;

NORTH 29°51'06" WEST, A DISTANCE OF 88.28 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 17, LOCATED IN THE WEST RIGHT-OF-WAY LINE OF SAID JUNIPER TRAIL;

SOUTH 60°06'03" WEST, A DISTANCE OF 871.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 14, OF SAID GILL'S CROSSING PHASE I;

NORTH 15°38'14" WEST, A DISTANCE OF 67.78 FEET TO A 1/2" IRON ROD FOUND;

NORTH 82°22'02" WEST, A DISTANCE OF 403.93 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 76°09'37" WEST, A DISTANCE OF 219.61 FEET TO THE SOUTHEAST CORNER OF LOT 8, GILL'S CROSSING PHASE TWO, AS RECORDED IN VOLUME 9, PAGE 787 (P.R.J.C.T);

THENCE NORTH 30°46'27" WEST, CROSSING SAID 89.03 ACRE TRACT AND WITH THE EASTERLY LINE OF SAID GILL'S CROSSING PHASE TWO A DISTANCE OF 1062.90 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF LOT 3, OF SAID GILL'S CROSSING PHASE TWO;

THENCE SOUTH 80°31'31" WEST, WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 264.90 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 607 AND THE WEST LINE OF SAID 89.03 ACRE TRACT;

THENCE NORTH 30°42'58" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 607 AND THE WEST LINE OF SAID 89.03 ACRE TRACT A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5344" FOUND FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID GILL'S CROSSING PHASE TWO;

THENCE NORTH 80°31'31" EAST, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 300.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5344" FOR THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 30°34'11" WEST, WITH THE EAST LINE OF LOT 2 THEN LOT 1 OF SAID GILL'S CROSSING PHASE TWO, A DISTANCE OF 386.35 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHEAST MOST CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A 3.673 ACRE TRACT DESCRIBED IN A DEED TO NEWARK ACQUISITION I L.P. & EIGF TE GP NEWARK ACQUISITION I L.P. AS RECORDED IN INSTRUMENT NO. 2018-14622 (O.P.R.J.C.T.), AS DESCRIBED IN VOLUME 4002, PAGE 744, D.R.J.C.T.;

THENCE NORTH 60°32'30" EAST, WITH THE SOUTH LINE OF SAID 3.673 ACRE TRACT, A DISTANCE OF 100.04 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.673 ACRE TRACT;

THENCE NORTH 30°42'19" WEST, WITH THE EAST LINE OF SAID 3.673 ACRE TRACT, A DISTANCE OF 400.44 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHERN MOST NORTHWEST CORNER OF SAID 89.03 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 3.672 ACRE TRACT, AND ALSO BEING ON THE SOUTH LINE OF LOT 79, RAINTREE MEADOWS PHASE TWO AS RECORDED IN VOLUME 8, PAGE 400, (P.R.J.C.T);

THENCE NORTH 60°36'35" EAST, WITH THE NORTH LINE OF SAID 89.03 ACRE TRACT AND THE SOUTH LINE OF SAID RAINTREE MEADOWS PHASE TWO, A DISTANCE OF 1636.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 89.021 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JHHB, LLC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4, GILL'S CROSSING PHASE III**, AN ADDITION TO JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: ______________________

NAME/TITLE: JOHN DAVIS, MANAGING MEMBER

DATE: ______________________

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ DAY OF ______________, 2024.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: ______________________

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 12,2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

S. ERIK DUMAS, R.P.L.S. NO. 5371

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
6. ALL WELLS SHALL BE SPACED A MINIMUM OF 150 FEET APART ACCORDING TO THE GROUNDWATER AVAILABILITY CERTIFICATION.
7. A VARIANCE TO WAIVE THE TURNING LANE REQUIREMENT WAS APPROVED IN COMMISSIONER'S COURT ON JUNE 12, 2023.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0205K, REVISED SEPTEMBER 21, 2023 THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X".

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
3. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
6. JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

DUTIES OF DEVELOPER/ PROPERTY OWNER

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO $1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WATER:
PRIVATE WELLS

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
UNITED COOPERATIVE SERVICES 817-556-4000

RIGHT OF WAY DEDICATION
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
40' ROW FROM CENTER OF ROAD ON FARM TO MARKET AND STATE HIGHWAYS

UTILITY EASEMENT:
15' UTILITY EASEMENT ALONG FRONT LOT LINE
15' UTILITY EASEMENT ALONG BACK LOT LINE
5' FROM LOT LINE ALONG SIDE LOT LINES
(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:
25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)
50' FROM LOT LINE (FARM TO MARKET & STATE HIGHWAY)

PRIVATE SEWAGE FACILITY

1. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

ROAD NAME	LINEAR FEET
RAINFOREST TRAIL	3,745.16
AUTUMN TRAIL	1,710.42
JUNIPER TRAIL	2,080.01
EVERGREEN TRAIL	584.44

APPROVED BY JOHNSON COUNTY COMMISSIONERS

COURT ON THE ______ DAY OF ______________, 2024.

____
COUNTY JUDGE

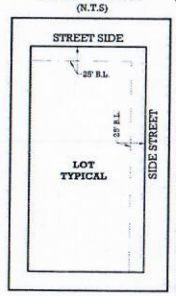
PLAT RECORDED IN:

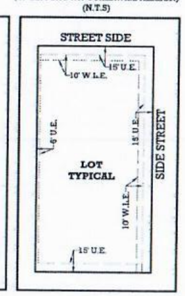
INSTRUMENT NO. ______________ SLIDE ______

DATE ______________

____
COUNTY CLERK, JOHNSON COUNTY, TEXAS

____
DEPUTY





LEGEND/ABBREVIATIONS

SUBJECT PROPERTY LINE
ADJOINER LINE
EASEMENT
MATCH LINE
● MONUMENT FOUND (AS NOTED)
◉ 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
IRF = IRON ROD FOUND (AS NOTED)
CIRF = CAPPED IRON ROD FOUND (AS NOTED)
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING SETBACK LINE
W.L.E. = WATER LINE EASEMENT

OWNER

JHHB, LLC
8323 CROSS TIMBERS ROAD
FLOWER MOUND, TX 75022
817-587-4777

ENGINEER/SURVEYOR

TOPOGRAPHIC

FINAL PLAT

LOTS 1-12, BLOCK 1, LOTS 1-7, BLOCK 2,
LOTS 1-9, BLOCK 3, LOTS 1-10, BLOCK 4
GILL'S CROSSING PHASE III
AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328
38 SINGLE FAMILY LOTS
89.021 ACRES

FILE: FP_JHHB_GILLS CROSSING PHASE 3_20240110 | REVISION
DRAFT: BWM | CHECK: SED | 0
SHEET: 3 OF 3 | DATE: 01/10/2024

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

PLAT EXHIBIT (3 OF 3)

NO.	DATE	REVISION DESCRIPTION

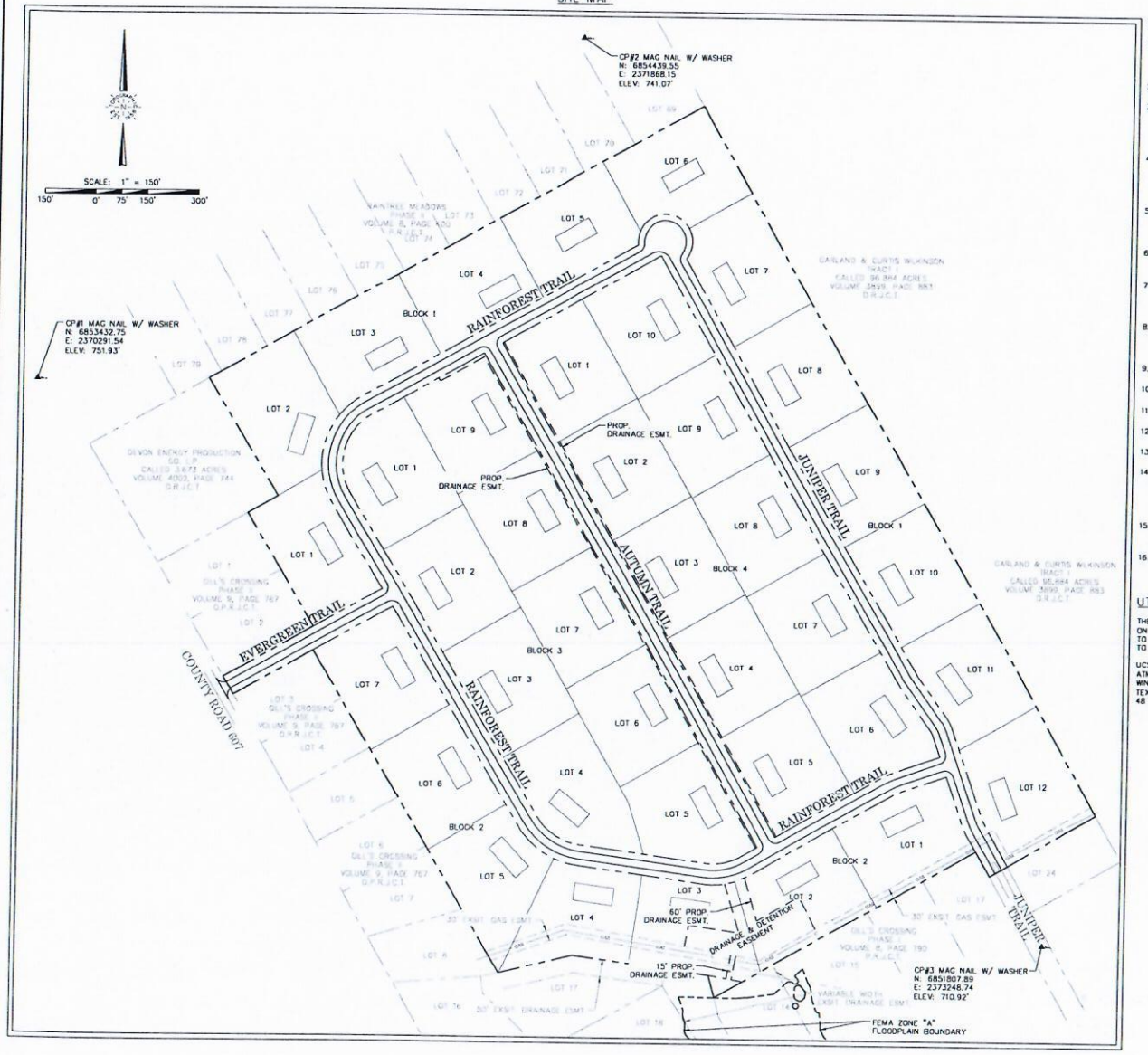
STATE OF TEXAS
KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C1.3

SITE MAP



GENERAL NOTES:

1. THE EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THEIR LOCATIONS ARE APPROXIMATE AND NOT TO BE CONSIDERED AS ACCURATE NOR ALL INCLUSIVE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGED EXISTING UTILITIES AT HIS EXPENSE.
3. CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTROL POINTS ARE FURNISHED FOR THE CONTRACTOR'S USE TO STAKE THE PROPOSED IMPROVEMENTS. HE SHALL BE RESPONSIBLE FOR PROTECTING THESE POINTS AND TRANSFERRING THEM TO AN AREA OUTSIDE OF THE CONSTRUCTION LIMITS IF NECESSARY.
4. SOME SUGGESTED EROSION CONTROL MEASURES ARE SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A STORM WATER POLLUTION PREVENTION PLAN AND SUBMITTING ALL REQUIRED TPDES DOCUMENTATION, INCLUDING N.O.I. AND N.O.T. FORMS, AND MEETING ALL REQUIREMENTS OF THE TCEQ REGULATIONS.
5. THE CONTRACTOR SHALL STRIP AND STOCKPILE 6 INCHES OF TOP SOIL FROM THE CONSTRUCTION AREA PRIOR TO EXCAVATION. UPON COMPLETION OF THE CONSTRUCTION, THE TOP SOIL SHALL BE SPREAD IN A WORKMANLIKE MANNER.
6. EXCESS EXCAVATED MATERIAL SHALL BE SPREAD ON SITE AT THE DIRECTION OF THE OWNER/ENGINEER. LARGE ROCKS (3" & LARGER) SHALL BE HAULED OFF SITE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL RETURN ALL EXCAVATED AREAS, FENCES, UTILITIES, PAVED AREAS, ETC., TO THEIR PRECONSTRUCTION CONDITION OR BETTER. THIS WORK SHALL BE CONSIDERED INCIDENTAL AND NOT A SEPARATE BID ITEM, UNLESS OTHERWISE SHOWN ON THE BID SCHEDULE.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ALL STORM WATER CONTROL, PUMPING, AND DEWATERING NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. THIS WORK SHALL BE CONSIDERED INCIDENTAL AND NOT A SEPARATE PAY ITEM.
9. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT AND CENTER OF PIPE UNLESS OTHERWISE NOTED.
10. BUILDER TO INSTALL WELL FOR WATER SERVICE.
11. WATER LINES SHALL BE INSTALLED A MINIMUM 42" BELOW THE PROPOSED GRADE.
12. WATER SHALL NOT BE TAKEN FROM THE WATER MAINS WITHOUT PRIOR KNOWLEDGE AND APPROVAL FROM JCSUD.
13. BUILDER TO INSTALL ONSITE SEWER SYSTEM FOR SEWER SERVICE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEDING AND ESTABLISHING GRASS IN THE AREAS OF DISTURBED SOIL. HYDROMULCHING OR SODDING MAY BE SUBSTITUTED FOR SEEDING, AT NO ADDITIONAL COST, AT THE CONTRACTOR'S OPTION. THE CONTRACTOR SHALL INSTALL 4' OF EROSION CONTROL BLANKET ADJACENT TO THE EDGE OF PAVEMENT AND 12' ALONG THE CENTERLINE OF THE PROPOSED DRAINAGE CHANNELS.
15. THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR COMMUNICATING WITH PROPERTY OWNERS ON ANY OFFSITE WORK.
16. FOR UTILITY LINE LOCATIONS, CALL DIGTESS (TEXAS811)

UTILITY CONTACTS:

THE LOCATION AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

UCS ELECTRIC	1-817-556-4000
ATMOS ENERGY (EMERGENCY)	1-866-322-8667
WINDSTREAM COMMUNICATIONS	1-817-326-6301
TEXAS ONE CALL (CALL BEFORE YOU DIG!) 48 HOURS PRIOR TO CONSTRUCTION	811

BENCHMARKS:

CP#1	N: 6853432.75 E: 2370291.54	ELEV: 751.93'
CP#2	N: 6854439.55 E: 2371868.15	ELEV: 741.07'
CP#3	N: 6851807.89 E: 2373248.74	ELEV: 710.92'

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 - BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 - FAX: (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

GENERAL NOTES & SITE MAP

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
17520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C1.4

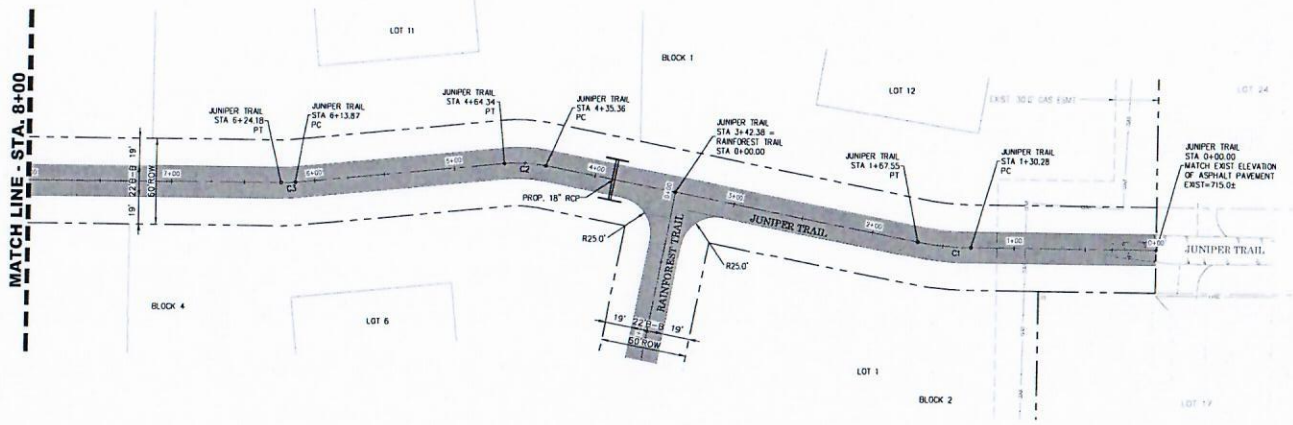
S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-GENERAL NOTES.DWG 5/19/2024 10:57 AM daniel.brada

BENCHMARKS:

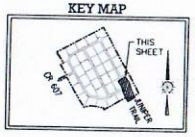
CP #1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP #2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP #3
N: 6851807.89
E: 2372248.74 ELEV: 710.92'



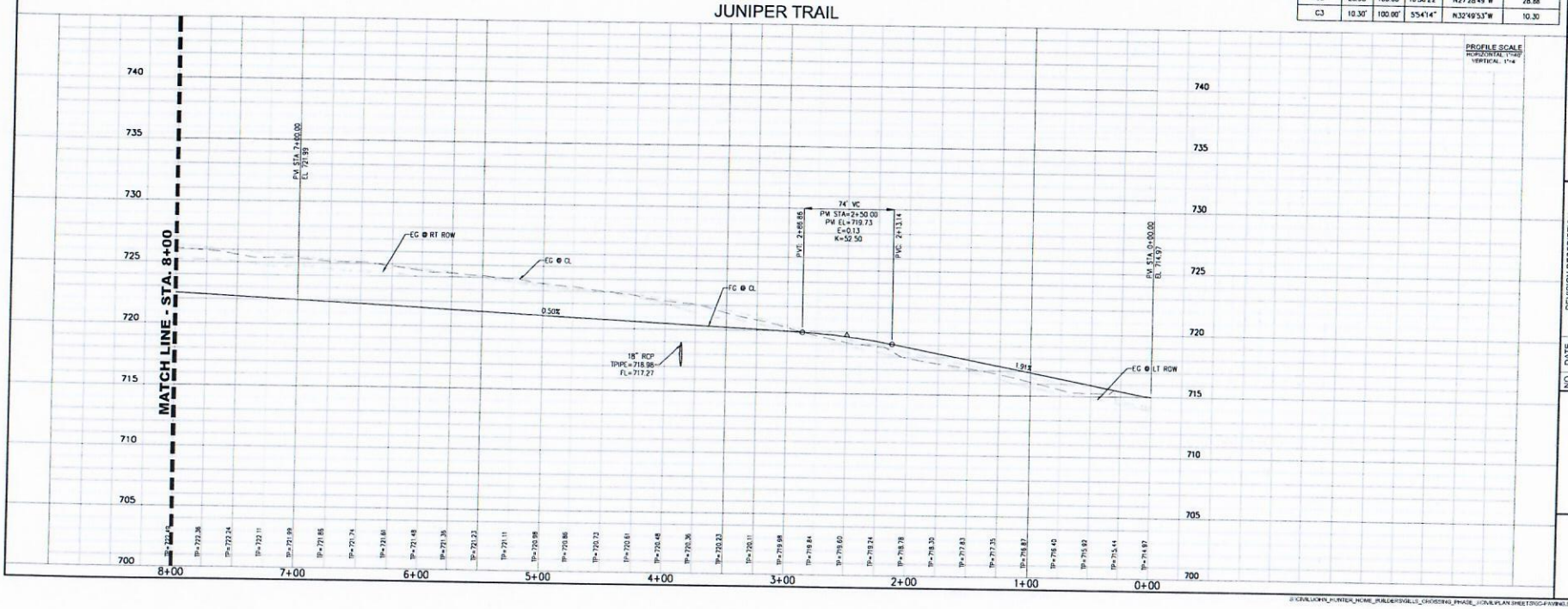
KEY MAP



ALIGNMENT CURVE DATA TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	37.26'	200.00'	10°40'30"	N24°30'53"W	37.21
C2	28.98'	100.00'	16°36'22"	N27°28'49"W	28.88
C3	10.30'	100.00'	5°54'14"	N32°49'53"W	10.30

JUNIPER TRAIL



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 - BENBROOK, TEXAS 76126
TELEPHONE (817) 744-7512 - FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10194300
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

JUNIPER TRAIL - PLAN & PROFILE
(STA. 0+00-8+00)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.
C2.1

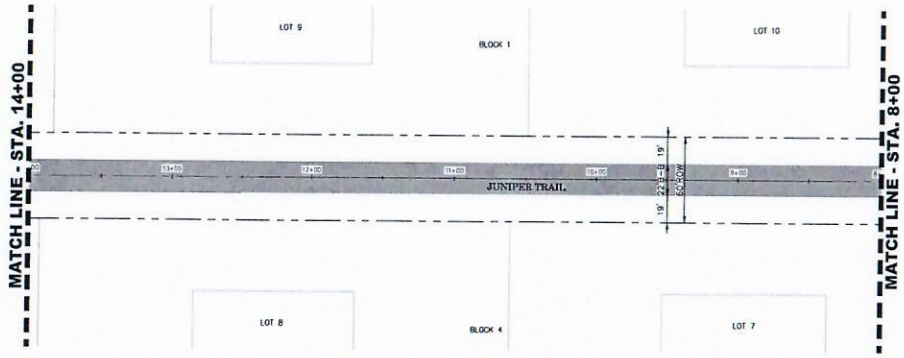
G:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\C-PAVING.DWG 1/19/2024 11:17 AM SnieLuis

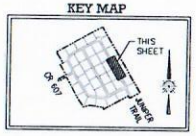
BENCHMARKS:

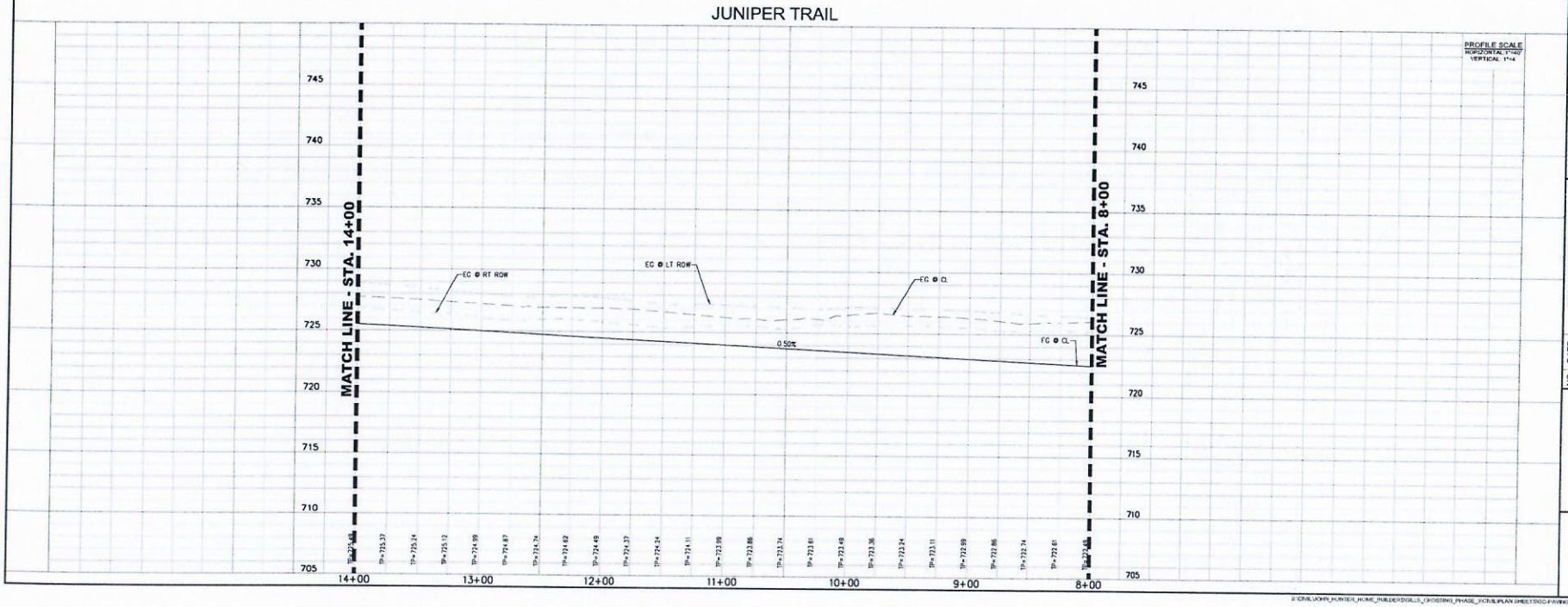
CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'







TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7555 FAX: (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10194600
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

JUNIPER TRAIL - PLAN &
PROFILE (STA. 8+00-14+00)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLE M. IWILSON
72510
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.
C2.2

Z:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILLS_CROSSING_PHASE_IV\PLAN SHEETS\C2-PAVING.DWG 1/19/2024 11:17 AM kyle.iwilson

BENCHMARKS:

CP #1
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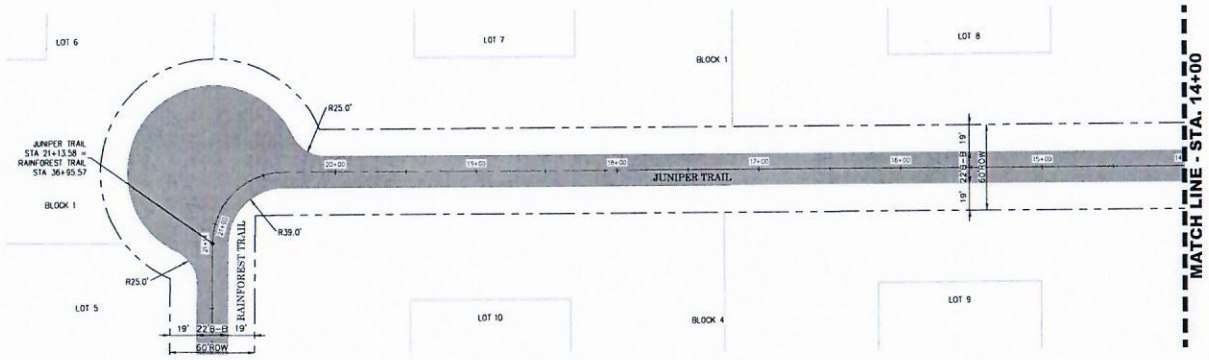
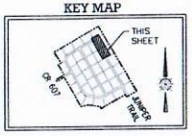
E: 2370291.54 ELEV: 751.93'

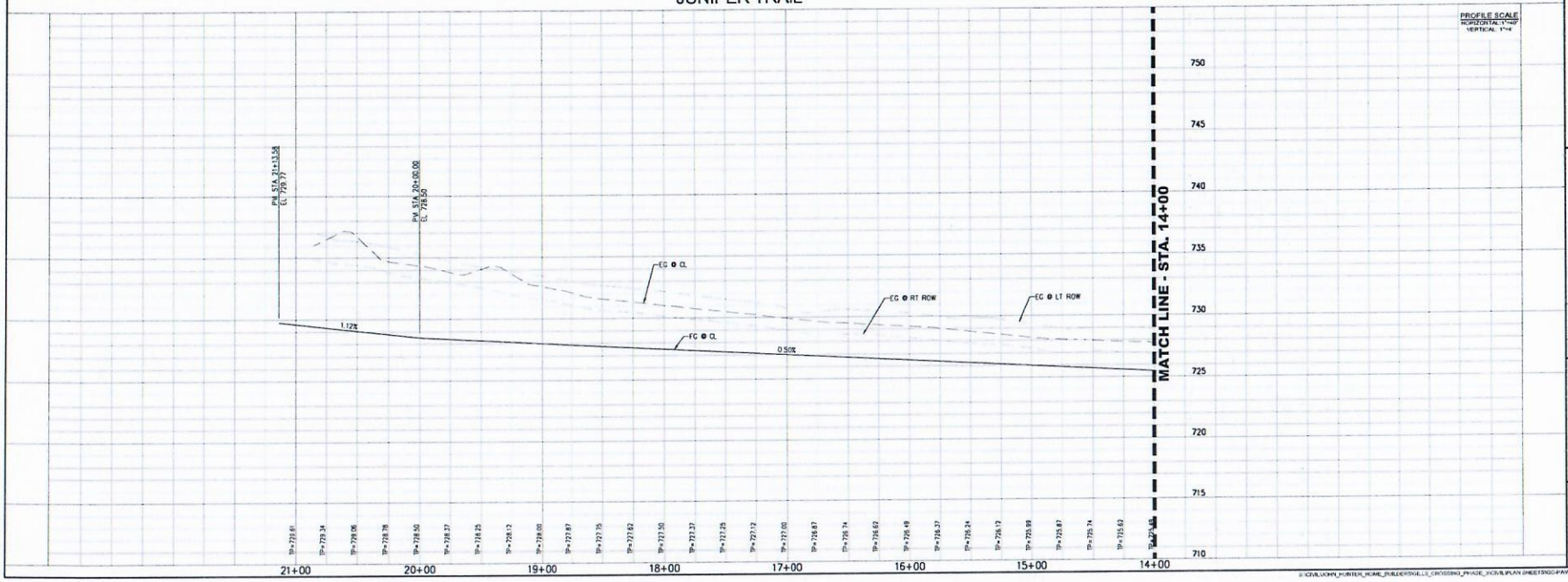
CP #2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP #3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'





JUNIPER TRAIL



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7564
TBPLS FIRM REGISTRATION NO. 10018000
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

JUNIPER TRAIL - PLAN & PROFILE
(STA. 14+00-21+13.58)

NO.	DATE	REVISION DESCRIPTION

KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

01/19/24

SHEET NO.

C2.3

E:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILL'S_CROSSING_PHASE_IV\CIVIL\PLAN SHEETS\C2-PAVING.DWG 1/19/2024 11:17 AM donald.lewis

BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

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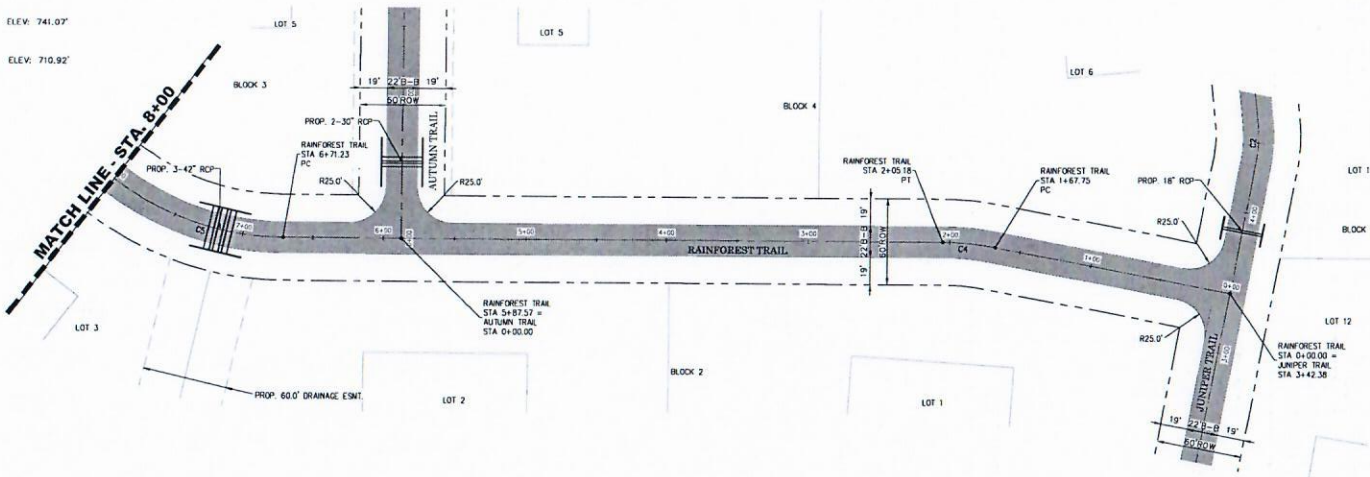
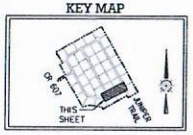


SCALE: 1" = 40'

LEGEND

SUBJECT PROPERTY LINE	WOOD FENCE
ADJOINER LINE	CHAIN LINK FENCE
EASEMENT	BURIED CABLE
OHE OVERHEAD ELECTRIC	BURIED WATER
ASPHALT PAVEMENT	BURIED GAS
EDGE OF GRAVEL	BURIED ELECTRIC
BARBED WIRE FENCE	FIRE HYDRANT
UTILITY POLE	WATER METER
GUY WIRE	WATER VALVE
TELEPHONE VAULT	WATER VAULT
FIBER OPTIC VAULT	GAS METER
TELEPHONE PEDESTAL	GAS VALVE
5 COURSE SURFACE TREATMENT	

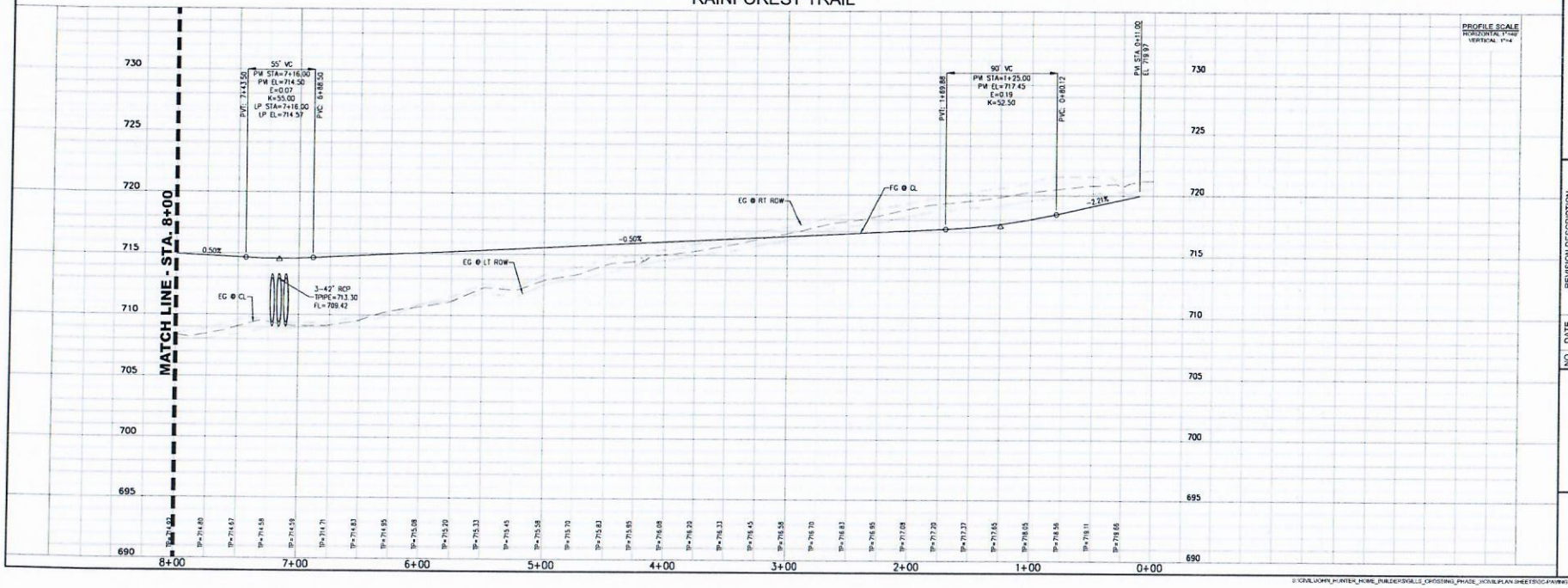
KEY MAP



ALIGNMENT CURVE DATA TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C4	37.43'	200.00'	10°43'20"	S65°27'42"W	37.37
C5	131.01'	200.00'	37°31'56"	S78°52'00"W	128.68

RAINFOREST TRAIL



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

RAINFOREST TRAIL - PLAN & PROFILE
(STA. 0+00-8+00)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77519
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C2.4

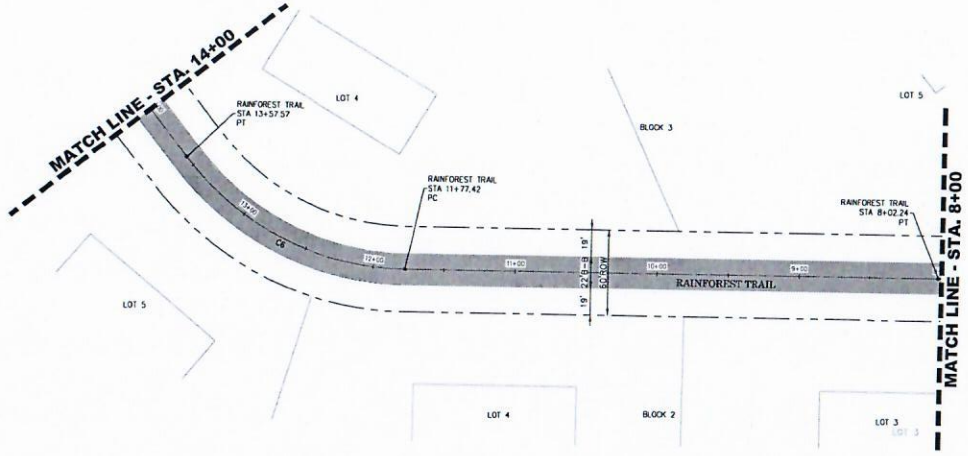
S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IX\WILPLAN SHEETS\GC-PAVING.DWG 1/19/2024 11:22 AM

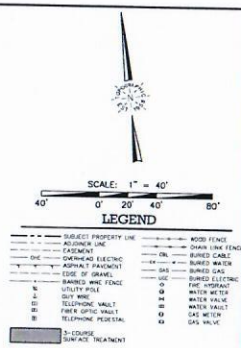
BENCHMARKS:

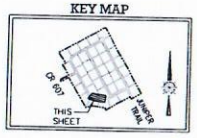
CP#1
N: 6853432.75
E: 2370291.54 ELEV. 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV. 741.07'

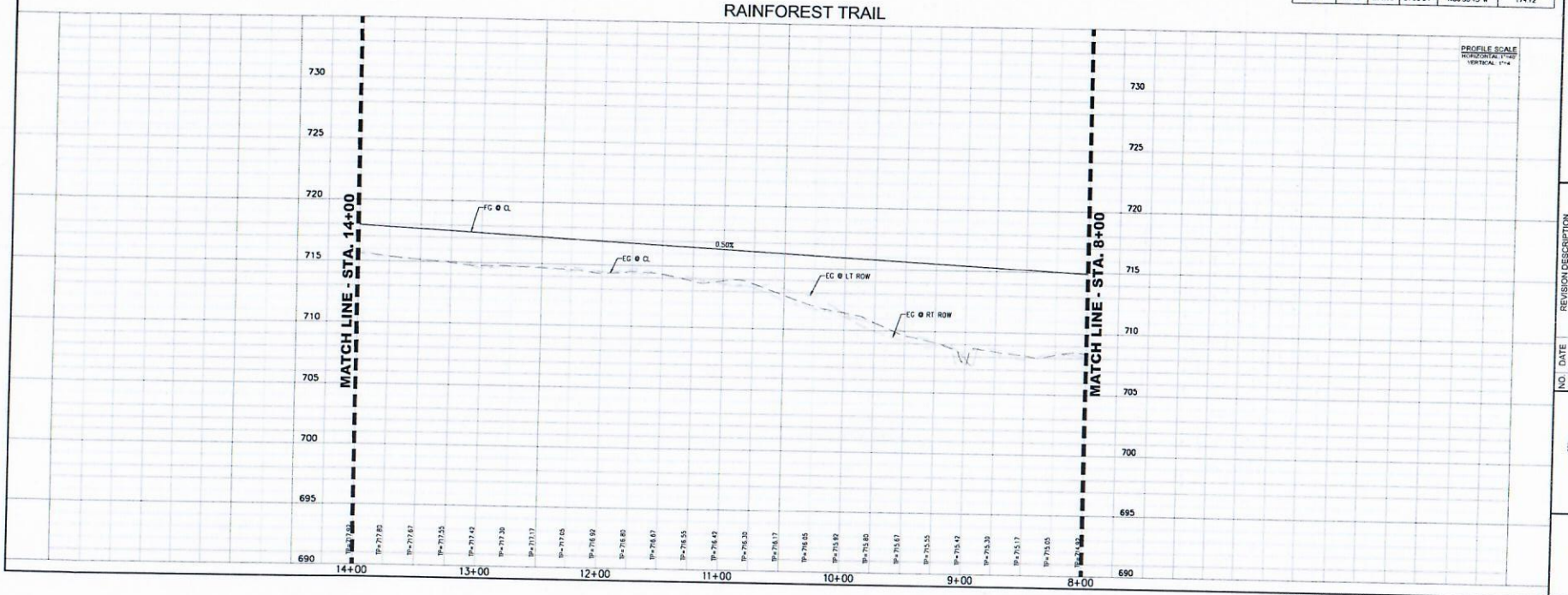
CP#3
N: 6851807.89
E: 2373248.74 ELEV. 710.92'







ALIGNMENT CURVE DATA TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	180.15'	200.00'	51°36'34"	N56°33'45"W	174.12



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

RAINFOREST TRAIL - PLAN & PROFILE
(STA. 8+00-14+00)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. TIBSON
7759
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C2.5

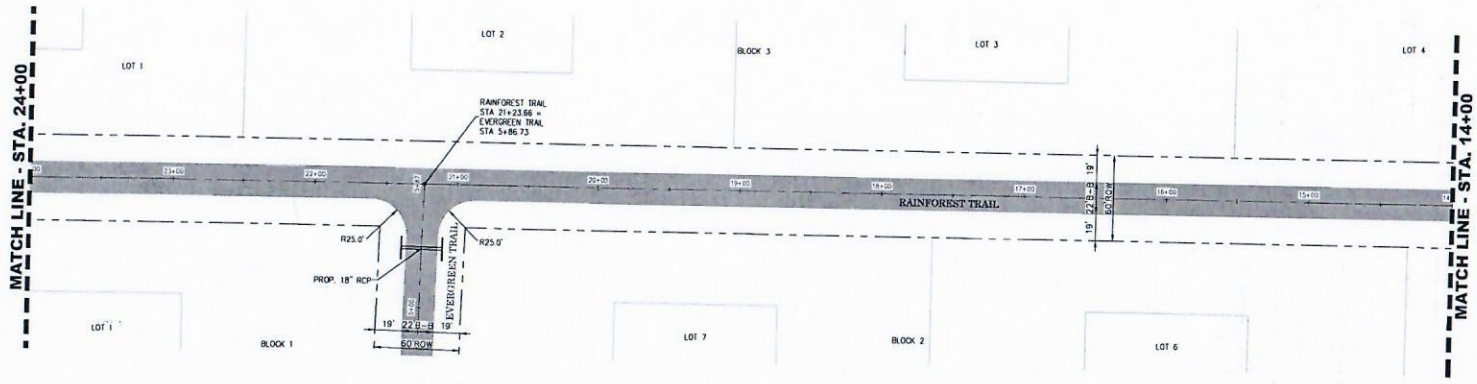
S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IV\CIVIL\PLAN SHEETS\C-PAVING.DWG 1/19/2024 11:17 AM dylan.tibson

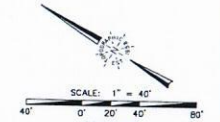
BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'

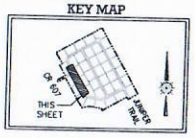




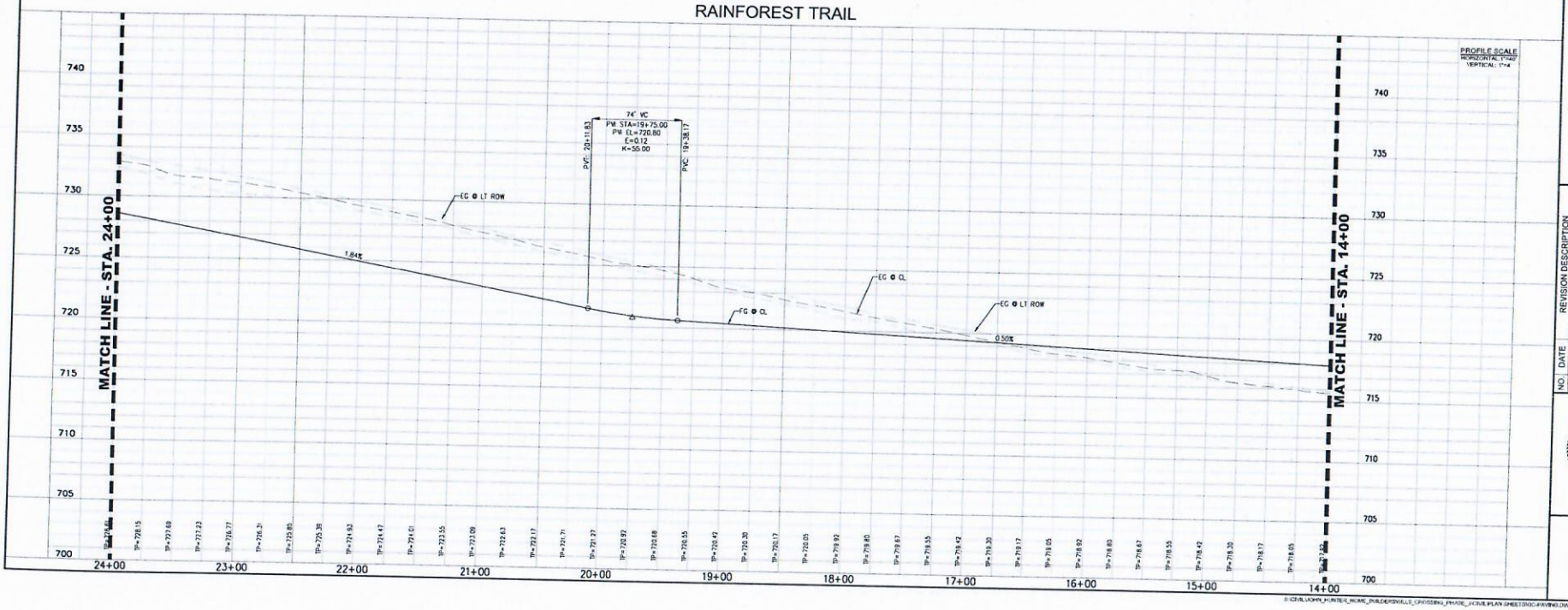
LEGEND

SUBJECT PROPERTY LINE	WOOD FENCE
ADJOINER LINE	CHAIN LINK FENCE
EASEMENT	BURIED CABLE
OVERHEAD ELECTRIC	BURIED WATER
ASPHALT PAVEMENT	BURIED GAS
EDGE OF GRAVEL	BURIED ELECTRIC
BARBED WIRE FENCE	FIRE HYDRANT
UTILITY POLE	WATER METER
GUY WIRE	WATER VALVE
TELEPHONE VAULT	WATER VAULT
FIBER OPTIC VAULT	GAS METER
TELEPHONE PEDESTAL	GAS VALVE
3" COURSE SURFACE TREATMENT	

KEY MAP



RAINFOREST TRAIL



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LOYALTY INNOVATION LEGACY
491 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

RAINFOREST TRAIL - PLAN & PROFILE
(STA. 14+00-24+00)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
70520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C2.6

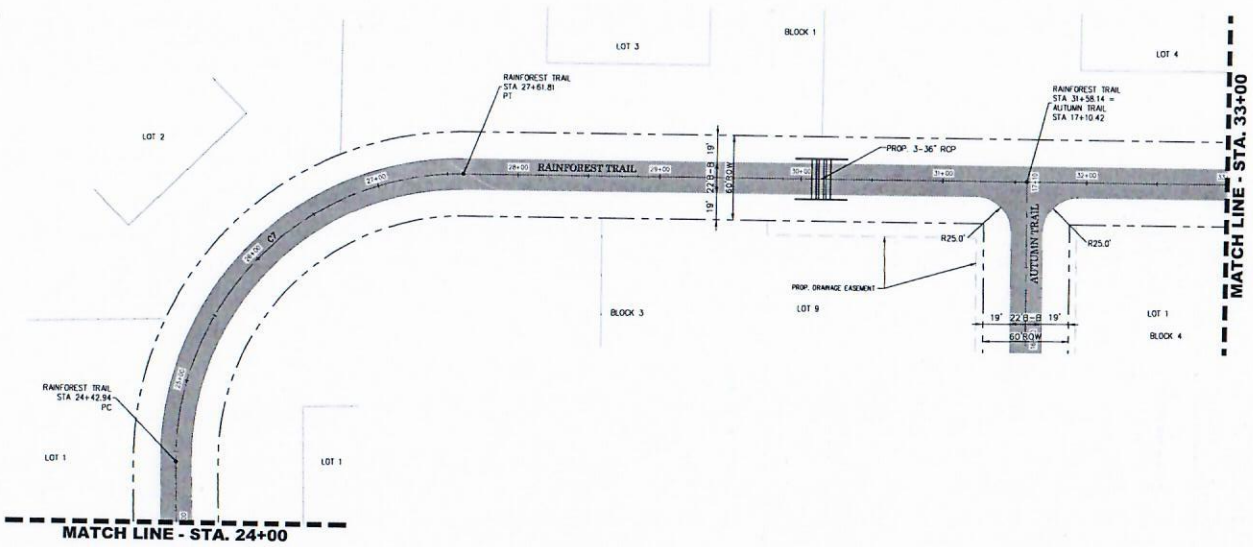
© CIVIL/JOHN_HUNTER_HOME_BUILDERS/GILLS_CROSSING_PHASE_IV/CIVIL/PLAN SHEETS/C2-RFWD.DWG 1/19/2024 11:17 AM

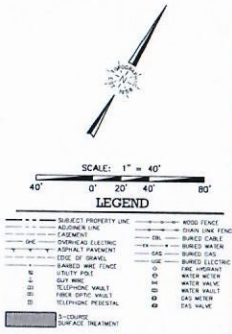
BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV. 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV. 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV. 710.92'

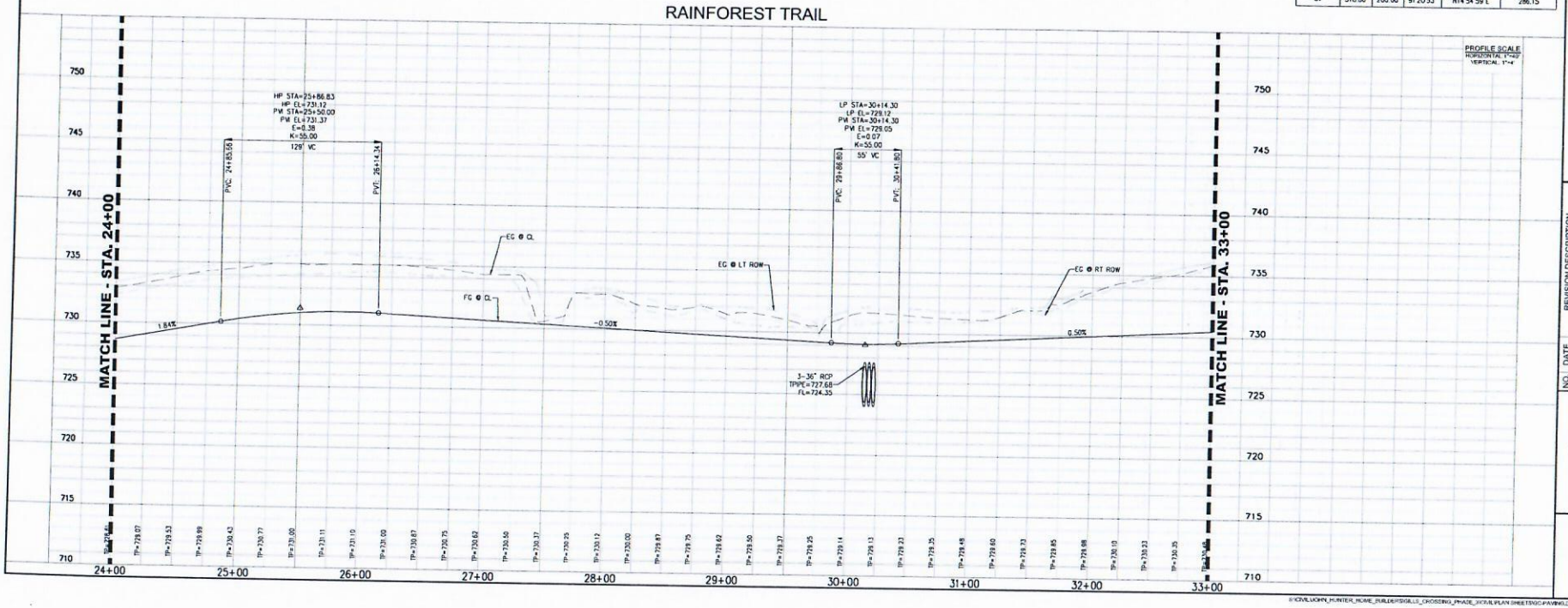




ALIGNMENT CURVE DATA TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	318.86'	200.00'	91°20'53"	N14°54'59"E	286.15

RAINFOREST TRAIL



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

RAINFOREST TRAIL - PLAN & PROFILE
(STA. 24+00-33+00)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON N. WILSON
7750
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.
C2.7

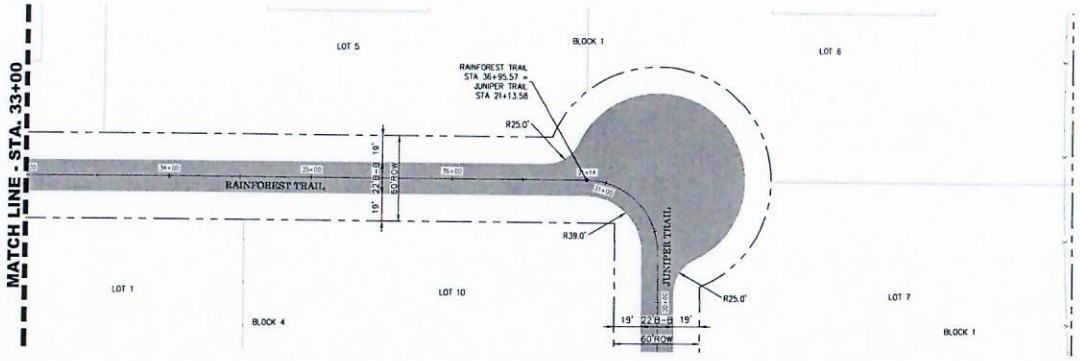
S:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILLS_CROSSING_PHASE_IX\CIVIL\PLAN SHEETS\C2-PAVING.DWG 1/19/2024 11:24 AM dorset.lewis

BENCHMARKS:

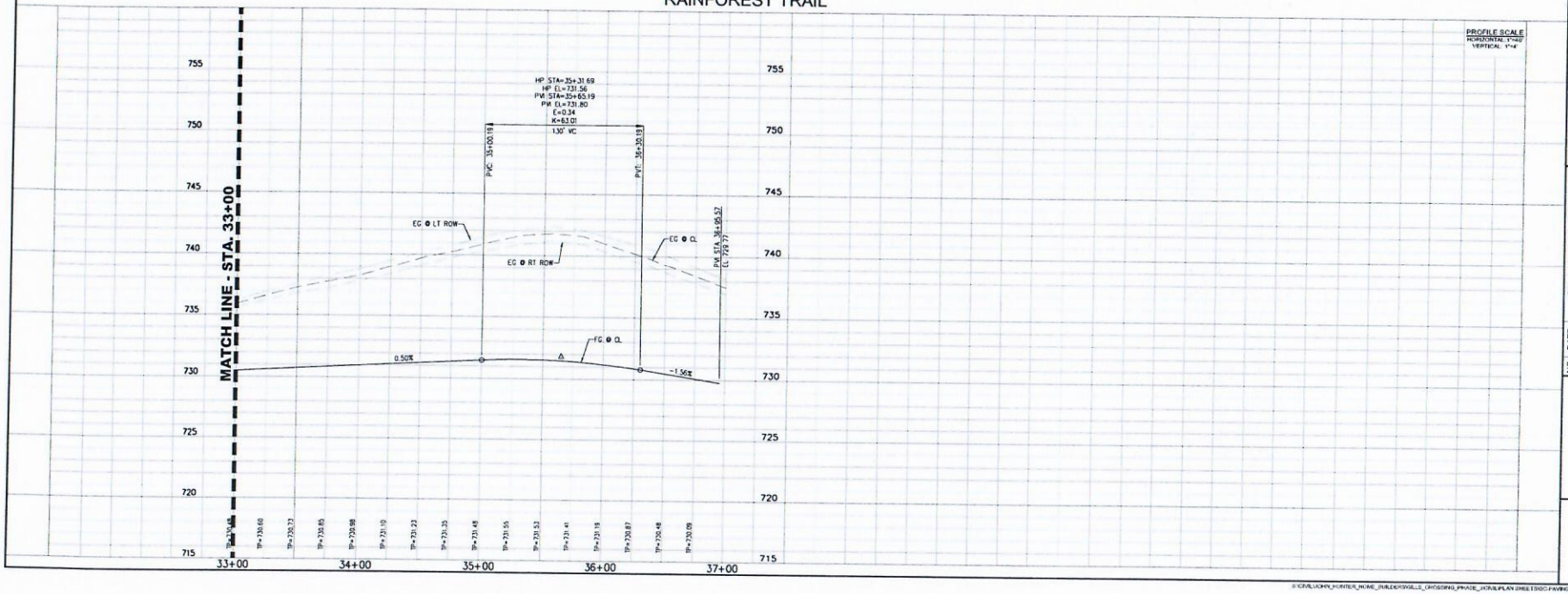
CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'



RAINFOREST TRAIL



TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

RAINFOREST TRAIL - PLAN & PROFILE
(STA. 33+00-36+95.67)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON N. WILSON
77529
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C2.8

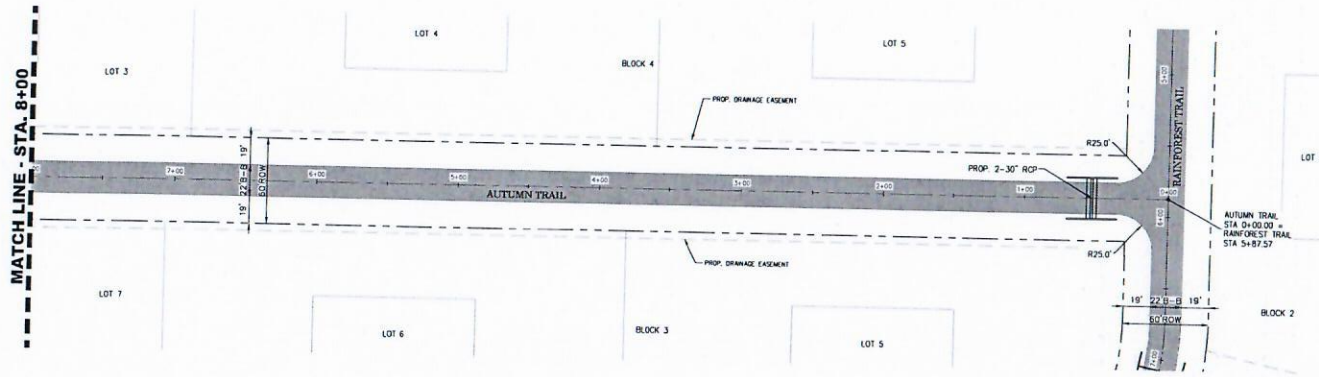
C:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILL'S_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-PAVING.DWG 1/19/2024 11:17 AM

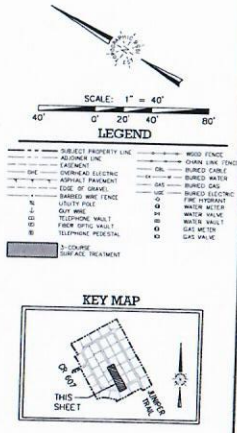
BENCHMARKS:

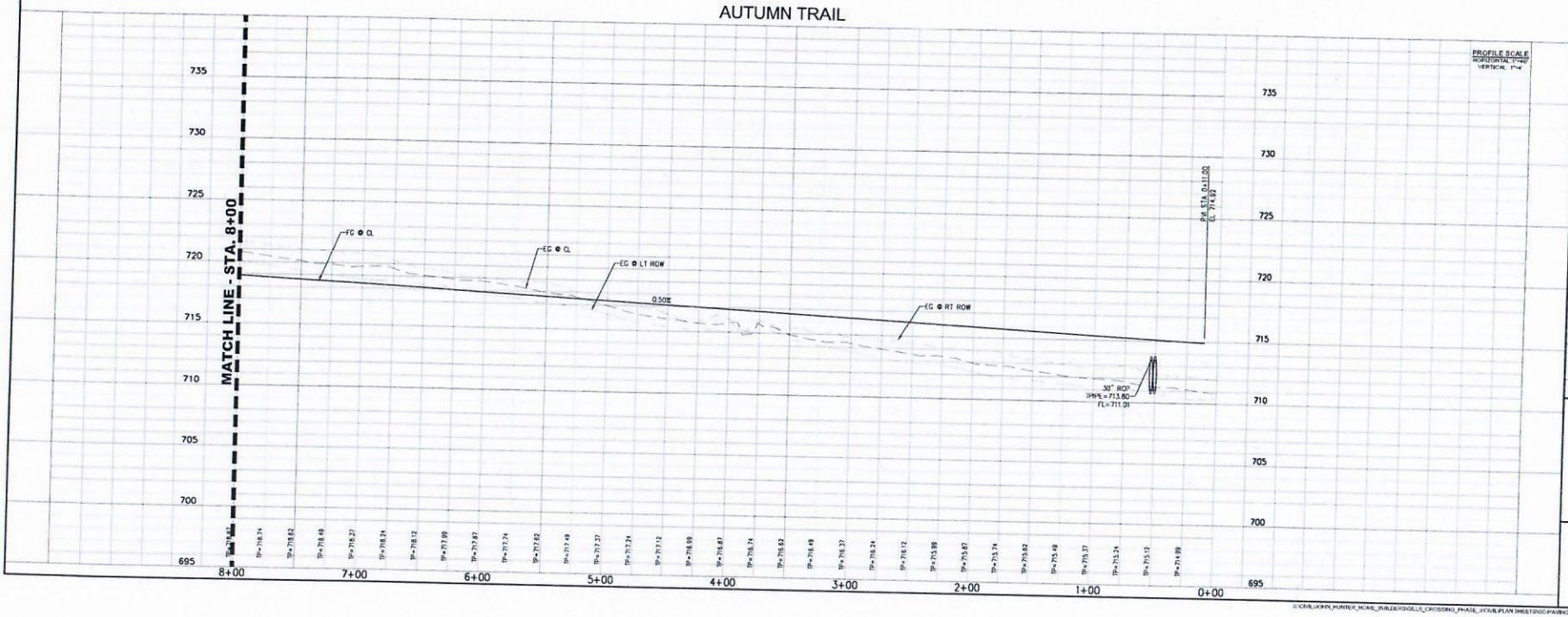
CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'







TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

AUTUMN TRAIL - PLAN & PROFILE
(STA. 0+00-9+00)

NO.	DATE	REVISION DESCRIPTION

KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

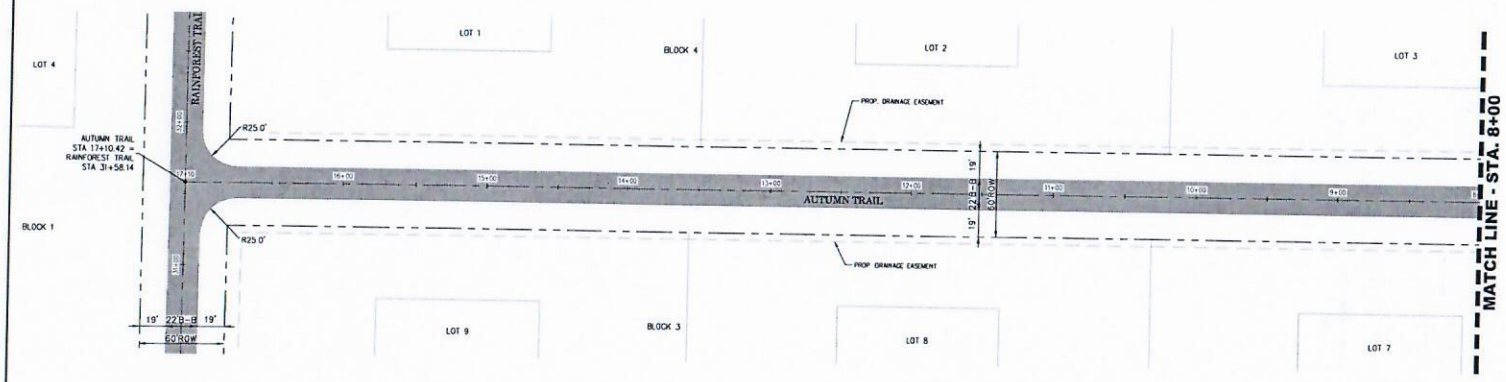
C2.9

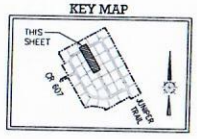
BENCHMARKS:

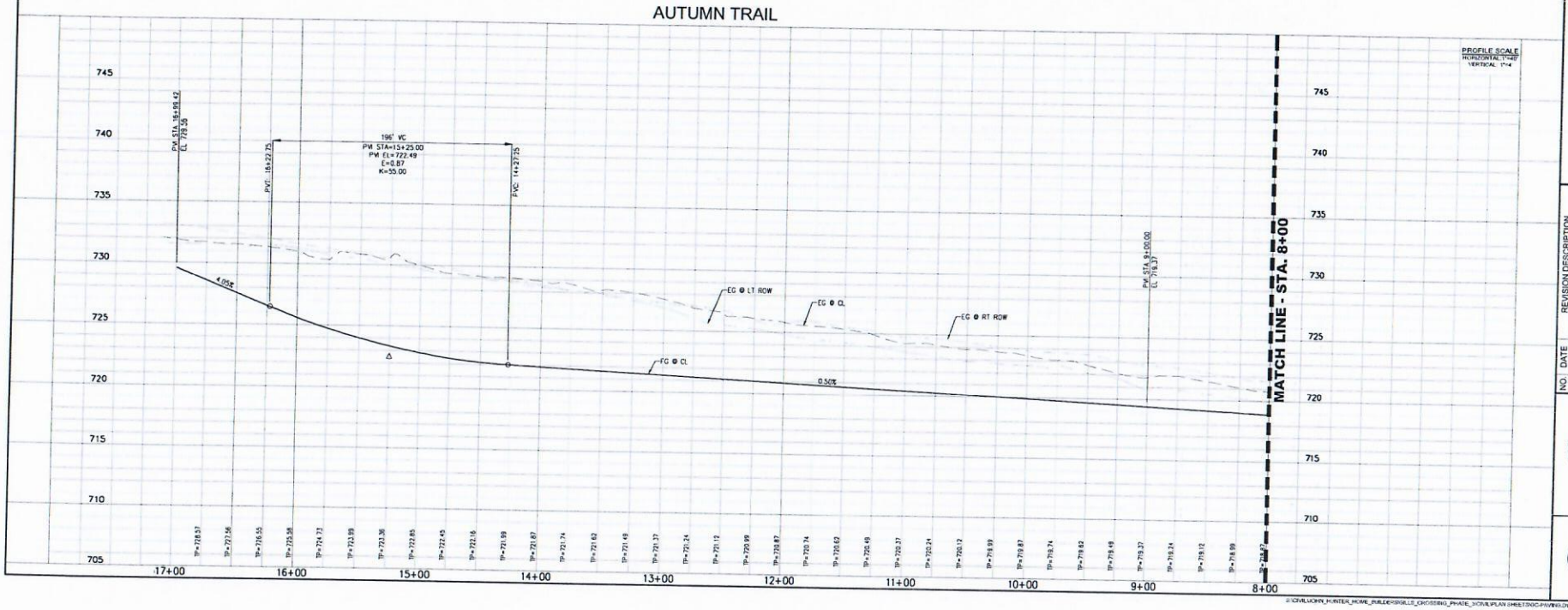
CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'







TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

AUTUMN TRAIL - PLAN & PROFILE
(STA. 9+00-17+10.42)

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77501
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C2.10

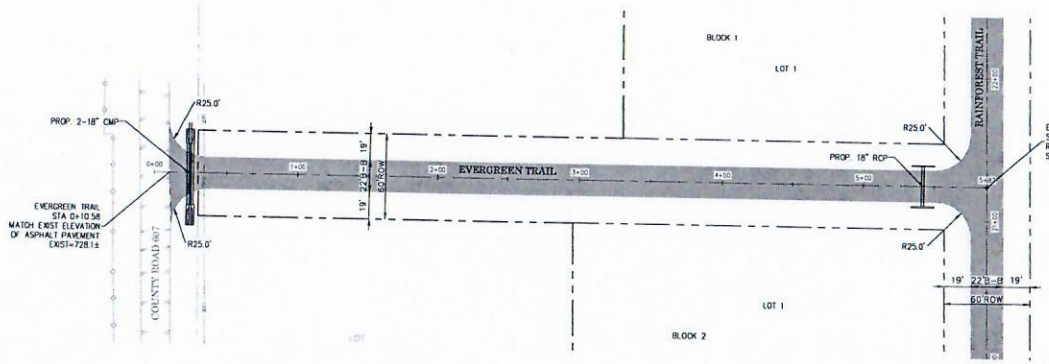
S:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\C-PAVING.DWG 1/19/2024 11:17 AM

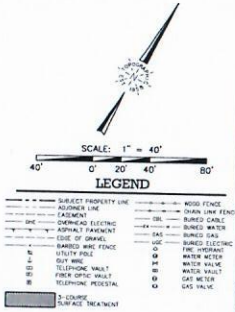
BENCHMARKS:

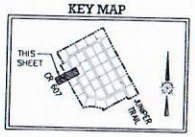
CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

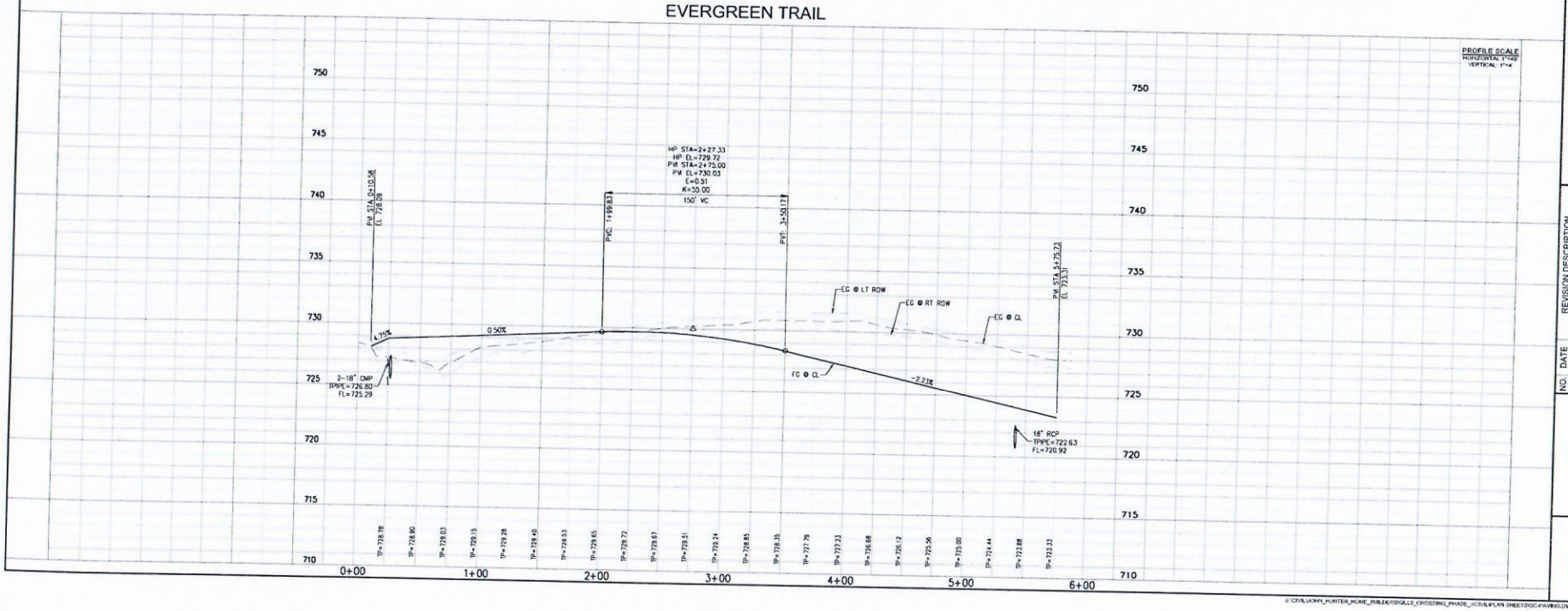
CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'









TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE 200, BENBROOK, TEXAS 76126
TELEPHONE: (817) 244-7535 FAX: (817) 244-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

EVERGREEN TRAIL - PLAN & PROFILE

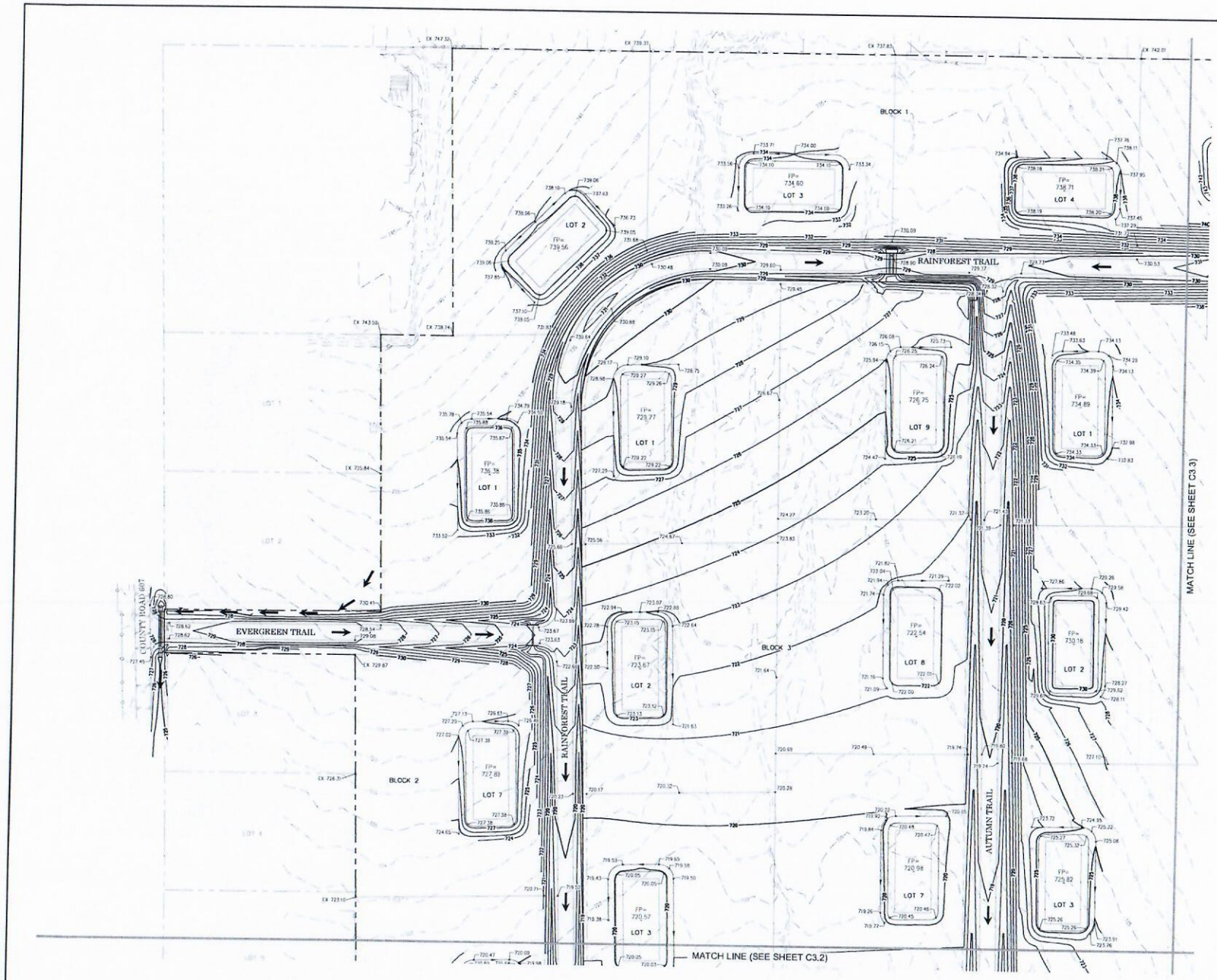
NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77169
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.
C2.11

G:\CIVIL\JOHN_HUNTER_HOME_BUILDER\GILLS_CROSSING_PHASE_IC\CIVIL\PLAN SHEETS\C2-PAVING.DWG 1/19/2024 11:17 AM



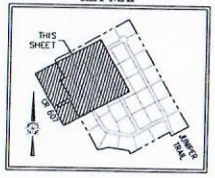
SCALE: 1" = 60'

60' 0' 30' 60' 120'

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- OVERHEAD ELECTRIC
- ASPHALT PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 932.5 PROPOSED SPOT ELEVATION
- EX 932.5 EXISTING SPOT ELEVATION
- FP FINISHED PAD ELEVATION
- DRAINAGE ARROW

KEY MAP



BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54
ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15
ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74
ELEV: 710.92'

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7564
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042564
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

GRADING PLAN

NO.	DATE	REVISION DESCRIPTION

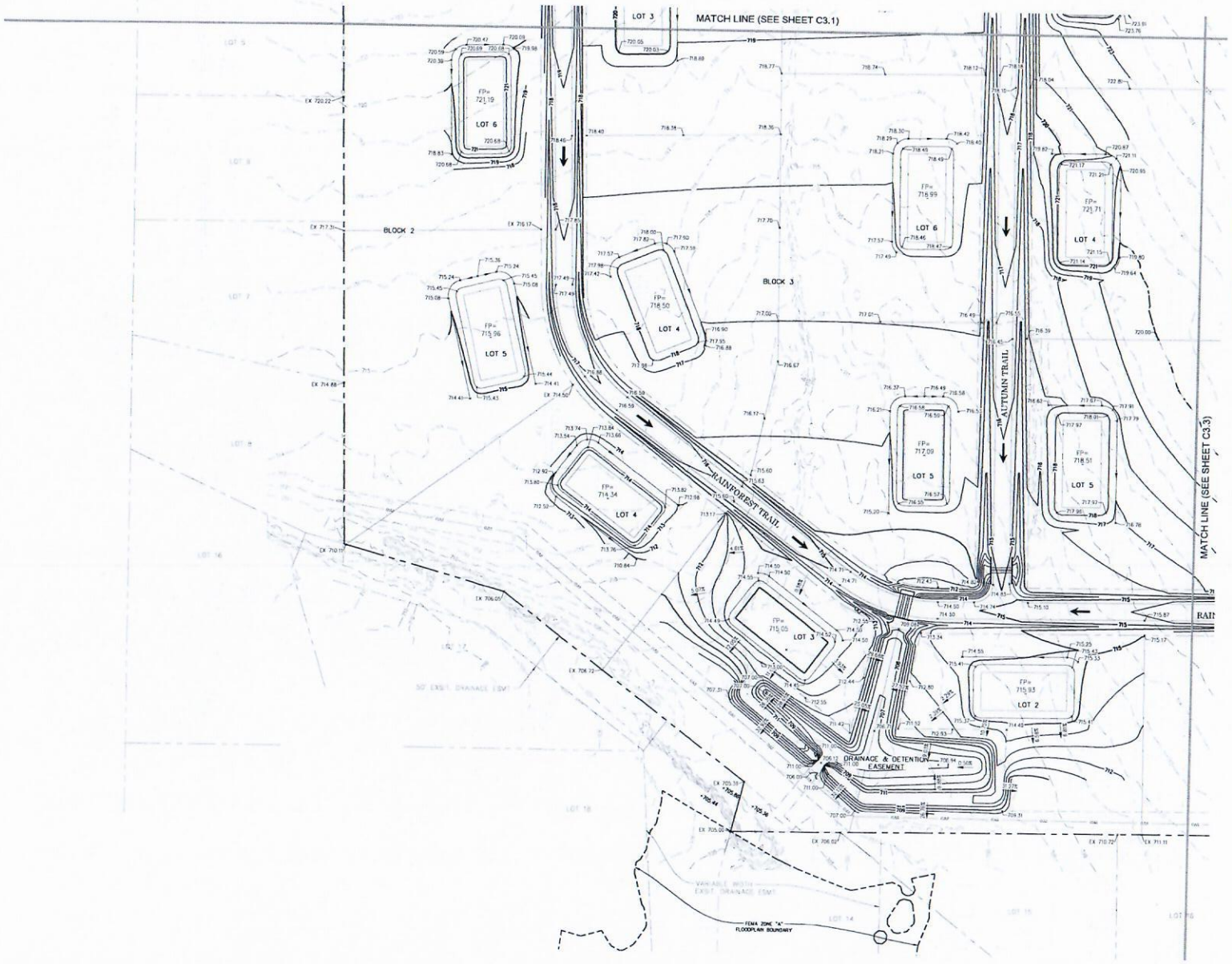
STATE OF TEXAS
KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C3.1

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-GRADING.DWG 1/19/2024 10:10 AM dawud brado



BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

GRADING PLAN

NO.	DATE	REVISION DESCRIPTION

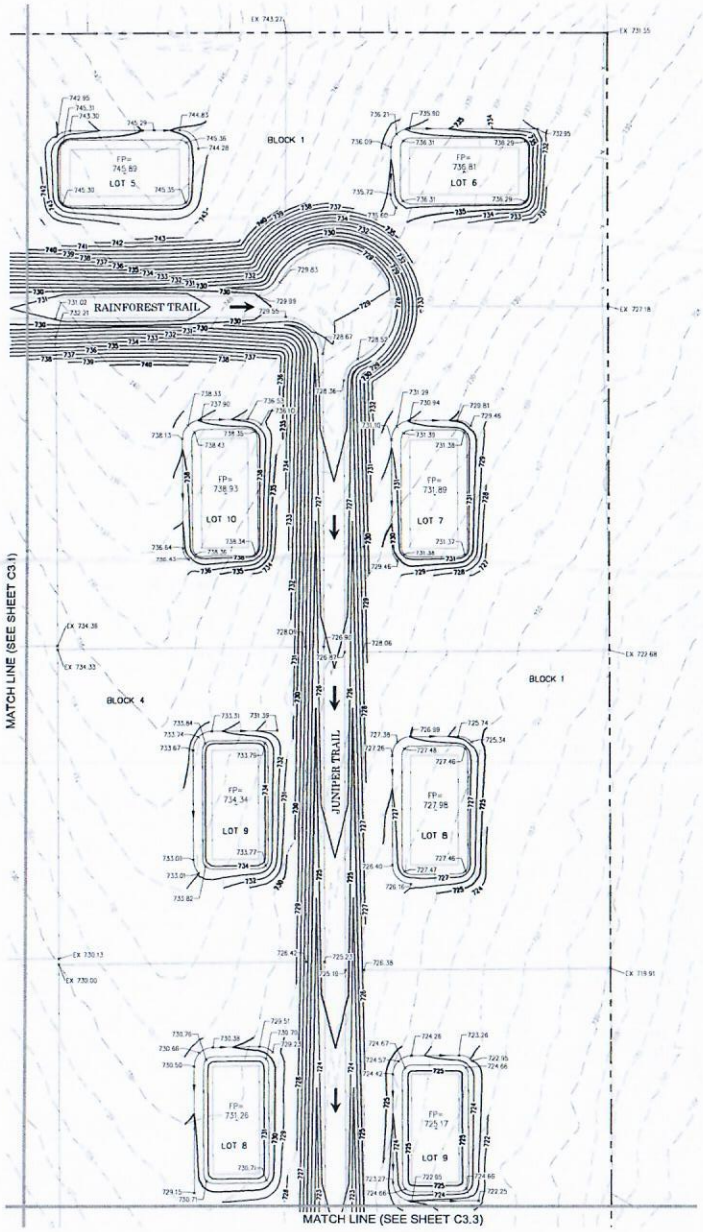
STATE OF TEXAS
KYLON N. WILSON
7120
LICENSED
PROFESSIONAL ENGINEER

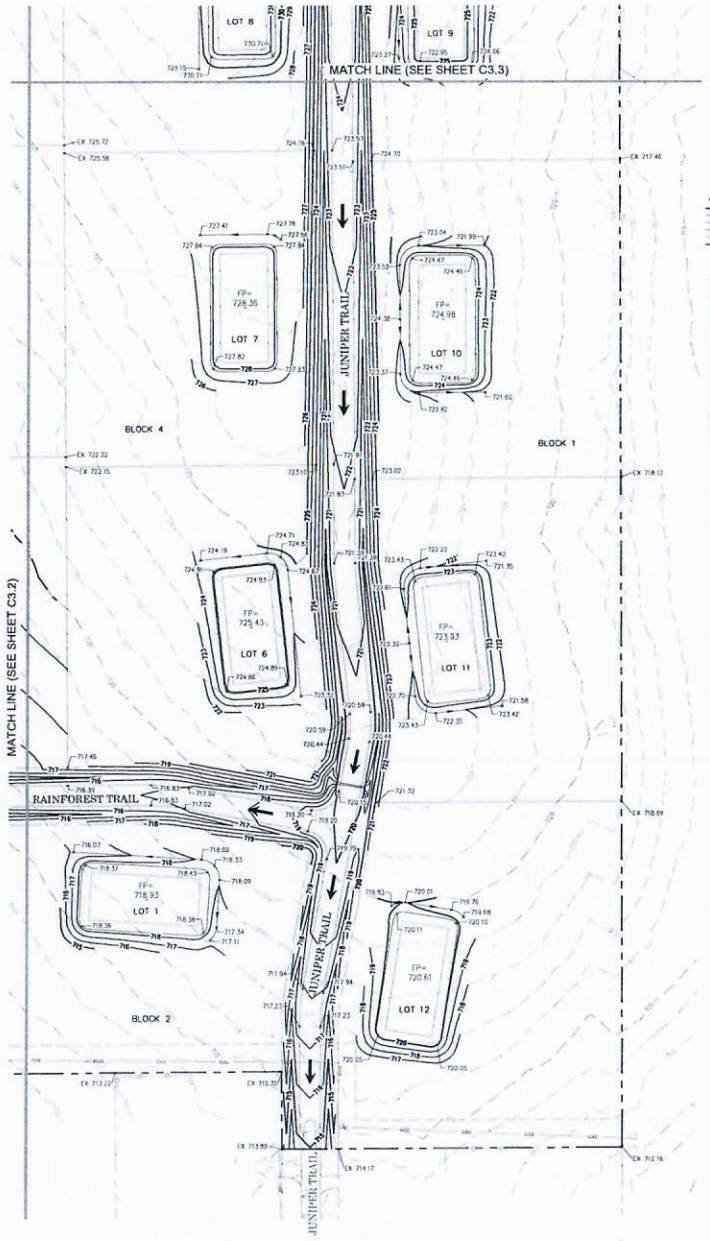
01/19/24

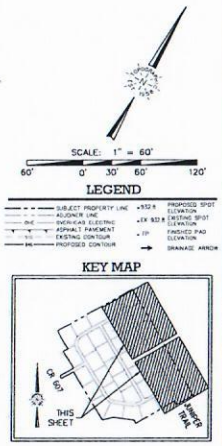
SHEET NO.

C3.2

S:\CIVIL\LUGHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-GRADING.DWG 1/19/2024 10:10 AM dawsel brado







BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

GRADING PLAN

NO.	DATE	REVISION DESCRIPTION

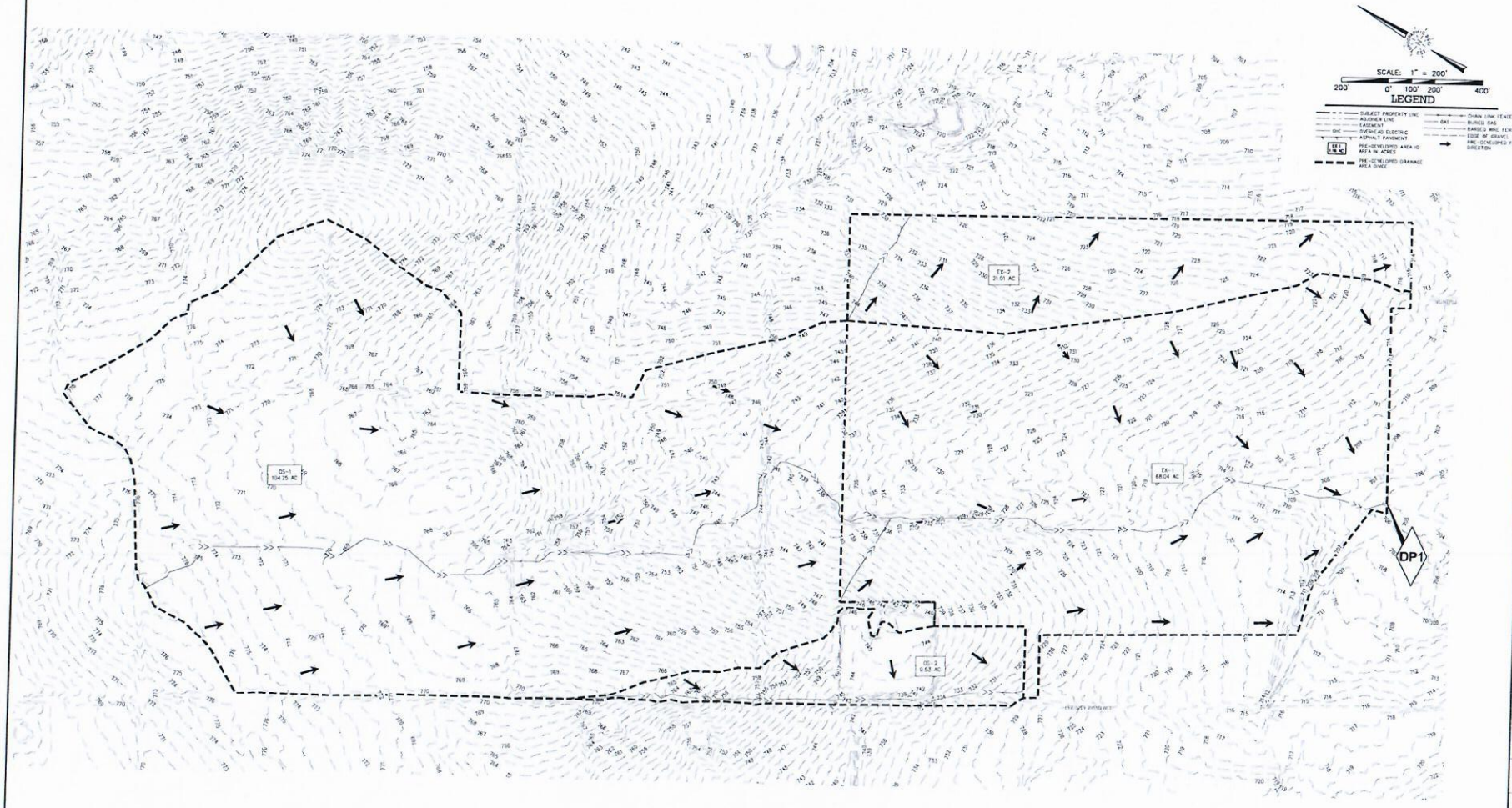
STATE OF TEXAS
KILON M. WILSON
7520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C3.3

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IV\CIVIL PLAN SHEETS\GC-GRADING.DWG 1/19/2024 10:11:0 AM cameldrado



BENCHMARKS:

CP #1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

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N: 6854439.55
E: 2371868.15 ELEV: 741.07'

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N: 6851807.89
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TOPOGRAPHIC
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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

PRE-DEVELOPMENT DRAINAGE MAP

NO.	DATE	REVISION DESCRIPTION

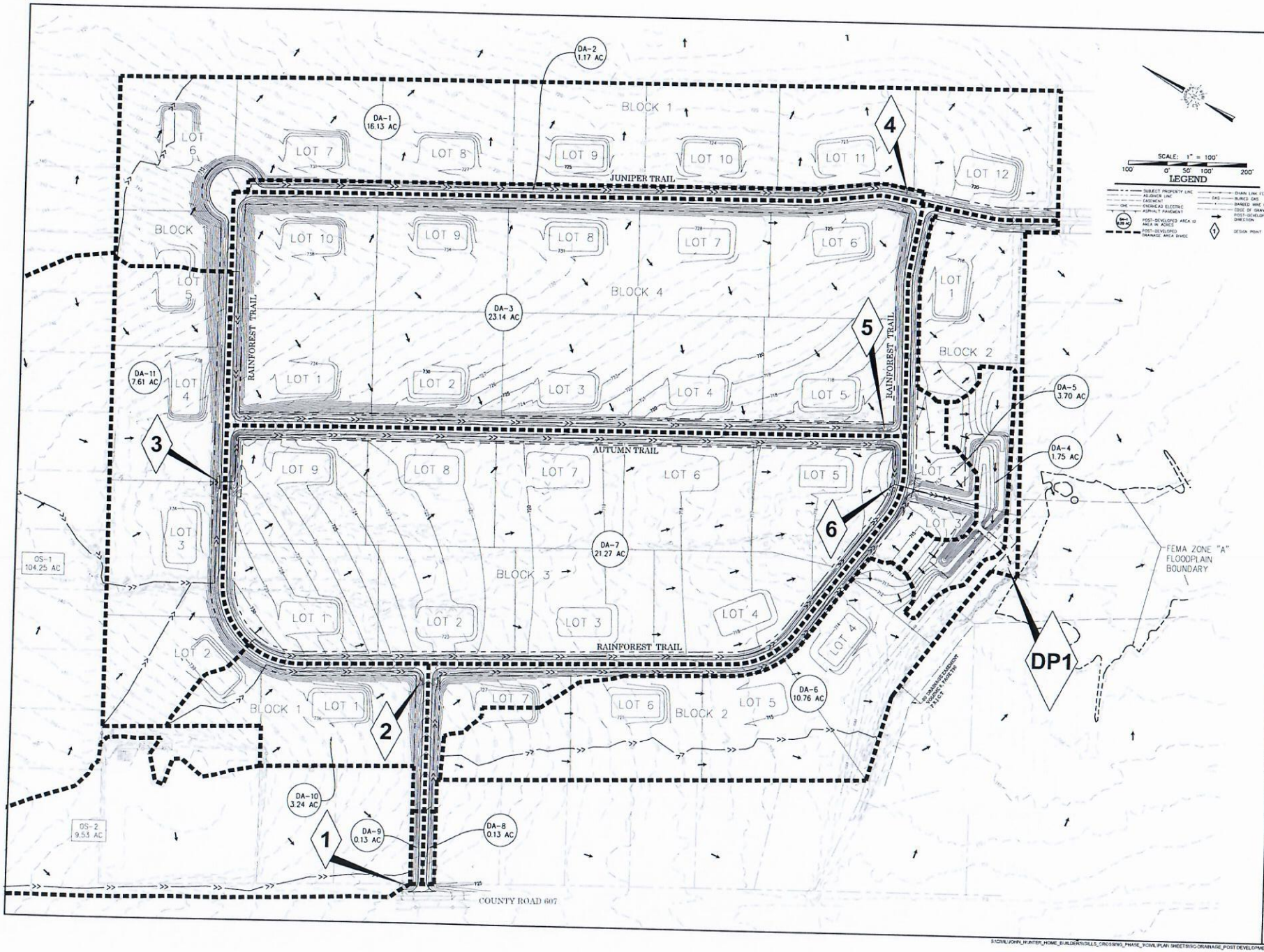
STATE OF TEXAS
KYLON W. WILSON
7509
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.1

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-DRAINAGE_PRE DEVELOPED.DWG 1/19/2024 10:12 AM dwend krwilson



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LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 - BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7554 - FAX: (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

POST-DEVELOPMENT DRAINAGE MAP

NO	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77510
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.2

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IC\CIVIL\PLAN SHEETS\GC-DRAINAGE_POST DEVELOPMENT.DWG 1/19/2024 10:13 AM dorset.brady

PRE-DEVELOPED TIME OF CONCENTRATION

ISWM Hydrology Table 1.5			Sheet Flow							Shallow Concentrated Flow						Channelized Flow #1						Total Time of Concentration	
Land Use	Minimum (min)	Maximum (min)	Surface Description	n	P_2 (in)	S (ft/ft)	L (100' max) (ft)	T_t (min)	Surface Description	Constant	S (ft/ft)	L (ft)	V (ft/s)	T_t (min)	n	R (ft)	S (ft/ft)	L (ft)	V (ft/s)	T_t (min)	Calculated	Adjusted for Min/Max
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0097	100	12.77	Unpaved	16.13	0.012112	3388.35	1.78	31.81							44.58	44.58
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0138	100	11.09	Unpaved	16.13	0.024432	1007.69	2.52	6.66	0.035	0.30	0.022236	846.4	2.84	4.96	22.71	22.71
Residential	15	30	Woods - Light Underbrush	0.40	3.36	0.0386	100	16.11	Unpaved	16.13	0.017418	652.78	2.13	5.11	0.035	0.30	0.011205	2436.5	2.02	20.11	41.33	41.33
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0362	100	7.54	Unpaved	16.13	0.036644	418.89	3.09	2.26							9.80	15.00
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0097	100	12.77	Unpaved	16.13	0.012112	3388.35	1.78	31.81	0.035	0.30	0.012842	2436.5	2.16	18.78	63.37	63.37

PRE-DEVELOPED DRAINAGE AREA CALCULATIONS - RATIONAL METHOD

Area No.	Area (acres)	Runoff 'C'	Time of Conc. (min)	5-year Intensity (in/hr)	5-year Runoff (cfs)	10-year Intensity (in/hr)	10-year Runoff (cfs)	25-year Intensity (in/hr)	25-year Runoff (cfs)	50-year Intensity (in/hr)	50-year Runoff (cfs)	100-year Intensity (in/hr)	100-year Runoff (cfs)	Comments
OS-1	104.25	0.35	44.58	2.65	96.77	3.07	112.02	3.63	132.52	4.12	150.17	4.63	168.98	DRAINS TO PROPOSED PROPERTY
OS-2	9.53	0.40	22.71	3.94	15.02	4.51	17.19	5.30	20.18	5.95	22.65	6.63	25.25	DRAINS TO PROPOSED DESIGN POINT 1
EX-1	68.04	0.30	41.33	2.78	56.80	3.22	65.67	3.80	77.62	4.30	87.87	4.84	98.78	DRAINS TO EXISTING CREEK
EX-2	21.01	0.30	15.00	4.83	30.47	5.49	34.58	6.42	40.45	7.16	45.11	7.93	49.96	DRAINS OFFSITE EAST
DP1	172.29	0.33	63.37	2.10	119.57	2.45	139.15	2.91	165.36	3.31	188.12	3.74	212.59	DRAINS TO EXISTING CREEK

POST-DEVELOPED

ISWM Hydrology Table 1.5			Sheet Flow							Shallow Concentrated Flow						Channelized Flow #1						Channelized Flow in Gutter						Total Time of Concentration	
Land Use	Minimum (min)	Maximum (min)	Surface Description	n	P_2 (in)	S (ft/ft)	L (100' max) (ft)	T_t (min)	Surface Description	Constant	S (ft/ft)	L (ft)	V (ft/s)	T_t (min)	n	R (ft)	S (ft/ft)	L (ft)	V (ft/s)	T_t (min)	n	R (ft)	S (ft/ft)	L (ft)	V (ft/s)	T_t (min)	Calculated	Adjusted for Min/Max
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0097	100	12.77	Unpaved	16.13	0.012112	3388.35	1.78	31.81													44.58	44.58
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0138	100	11.09	Unpaved	16.13	0.024432	1007.69	2.52	6.66	0.035	0.30	0.022236	846.4	2.84	4.96							22.71	22.71
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.035	100	7.64	Unpaved	16.13	0.032261	454.76	2.90	2.62													10.26	15.00
Residential	15	30	Smooth Surfaces	0.01	3.36	0.112903	15.5	0.13							0.035	0.30	0.005836	1960.4	1.46	18.99							19.12	19.12
Residential	15	30	Smooth Surfaces	0.01	3.36	0.091423	19.47	0.17							0.035	0.40	0.009345	2001.1	2.23	14.93							15.10	15.10
Residential	15	30																									0.00	15.00
Residential	15	30	Smooth Surfaces	0.01	3.36	0.080397	22.14	0.20							0.035	0.40	0.010762	1904.0	2.40	13.24							13.44	15.00
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0189	100	9.78	Unpaved	16.13	0.020194	1077.03	2.29	7.83													17.61	17.61
Residential	15	30	Smooth Surfaces	0.01	3.36	0.090863	19.7	0.18							0.035	0.40	0.010552	1828.0	2.37	12.83							13.01	15.00
Residential	15	30																									0.00	15.00
Residential	15	30																									0.00	15.00
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0347	100	7.67	Unpaved	16.13	0.053669	215.21	3.74	0.96	0.035	0.30	0.019013	408.2	2.63	2.59							11.22	15.00
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0399	100	7.25	Unpaved	16.13	0.037001	321.61	3.10	1.73	0.035	0.30	0.046813	58.0	4.13	0.23	0.035	0.40	0.015639	255.1	2.89	1.47	10.69	15.00
Residential	15	30	Grass - Short Prairie	0.15	3.36	0.0097	100	12.77	Unpaved	16.13	0.012112	3388.35	1.78	31.81	0.035	0.30	0.026433	280.0	3.15	1.50	0.035	0.40	0.008923	2380.5	2.18	18.17	64.26	64.26

POST-DEVELOPED DRAINAGE AREA CALCULATIONS - RATIONAL METHOD

Area No.	Area (acres)	Runoff 'C'	Time of Conc. (min)	5-year Intensity (in/hr)	5-year Runoff (cfs)	10-year Intensity (in/hr)	10-year Runoff (cfs)	25-year Intensity (in/hr)	25-year Runoff (cfs)	50-year Intensity (in/hr)	50-year Runoff (cfs)	100-year Intensity (in/hr)	100-year Runoff (cfs)	Comments
OS-1	104.25	0.35	44.58	2.65	96.77	3.07	112.02	3.63	132.52	4.12	150.17	4.63	168.98	DRAINS TO PROPOSED PROPERTY
OS-2	9.53	0.40	22.71	3.94	15.02	4.51	17.19	5.30	20.18	5.95	22.65	6.63	25.25	DRAINS TO PROPOSED DESIGN POINT 1
DA-1	16.13	0.35	15.00	4.83	27.29	5.49	30.97	6.42	36.23	7.16	40.41	7.93	44.75	DRAINS OFFSITE EAST
DA-2	1.17	0.61	19.12	4.31	3.10	4.91	3.53	5.76	4.14	6.45	4.64	7.17	5.15	DRAINS TO DESIGN POINT 4
DA-3	23.14	0.35	15.10	4.82	39.04	5.47	44.31	6.40	51.83	7.14	57.81	7.91	64.03	DRAINS TO DESIGN POINT 3
DA-4	1.75	0.35	15.00	4.83	2.96	5.49	3.36	6.42	3.93	7.16	4.38	7.93	4.85	PROPOSED DETENTION POND
DA-5	3.70	0.35	15.00	4.83	6.26	5.49	7.10	6.42	8.31	7.16	9.27	7.93	10.27	DRAINS TO PROPOSED DETENTION POND
DA-6	10.76	0.35	17.61	4.49	16.89	5.11	19.23	5.98	22.52	6.69	25.19	7.43	27.96	DRAINS OFFSITE SOUTH
DA-7	21.27	0.35	15.00	4.83	35.99	5.49	40.84	6.42	47.77	7.16	53.28	7.93	59.01	DRAINS TO DESIGN POINT 6
DA-8	0.13	0.63	15.00	4.83	0.39	5.49	0.45	6.42	0.52	7.16	0.58	7.93	0.64	DRAINS TO COUNTY ROAD 607
DA-9	0.13	0.63	15.00	4.83	0.39	5.49	0.45	6.42	0.52	7.16	0.58	7.93	0.64	DRAINS TO COUNTY ROAD 607
DA-10	3.24	0.35	15.00	4.83	5.48	5.49	6.22	6.42	7.28	7.16	8.12	7.93	8.99	DRAINS TO DESIGN POINT 2
DA-11	7.61	0.35	15.00	4.83	12.88	5.49	14.61	6.42	17.09	7.16	19.06	7.93	21.11	DRAINS TO DESIGN POINT 3
DP-1	166.13	0.35	64.26	2.08	121.03	2.42	140.88	2.88	167.44	3.28	190.52	3.70	215.33	DRAINS TO EXISTING CREEK

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LOYALTY INNOVATION LEGACY
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TELEPHONE: (817) 744-7512 - FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 10435
TEXAS FIRM BPELS REGISTRATION NO. 10128804
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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

DRAINAGE CALCULATIONS

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLORI M. IWILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.3

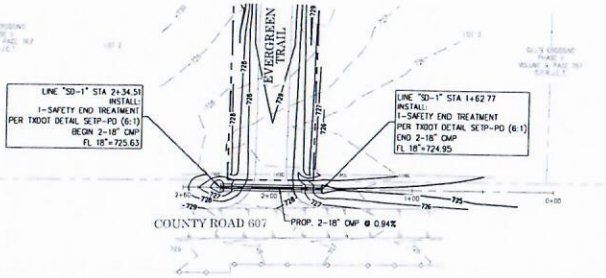
S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IC\CIVIL\PLAN SHEETS\C3-DRAINAGE_POST DEVELOPMENT.DWG 1/19/2024 10:13 AM daniel.trado

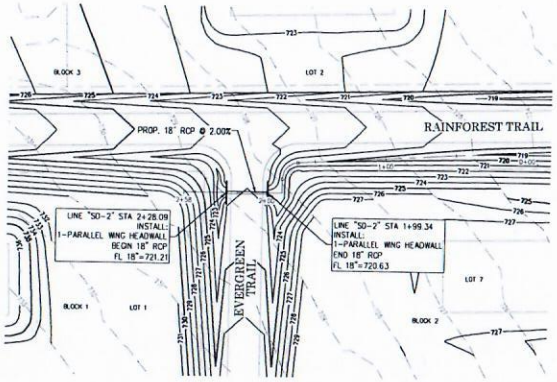
BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV. 751.93'

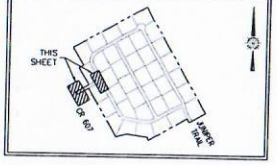
CP#2
N: 6854439.55
E: 2371868.15 ELEV. 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV. 710.92'

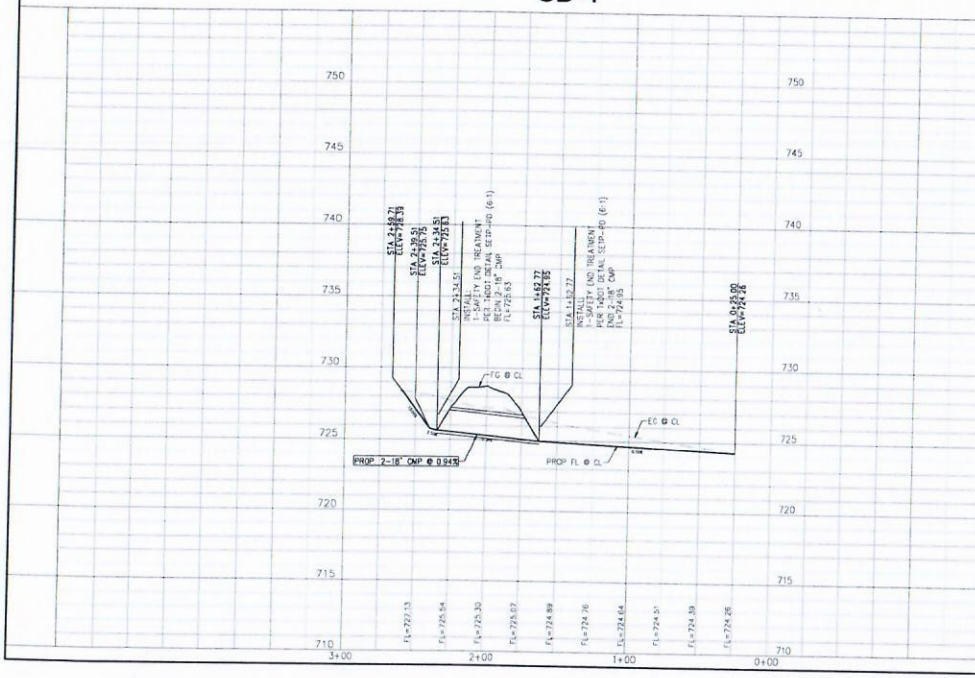




KEY MAP



SD-1



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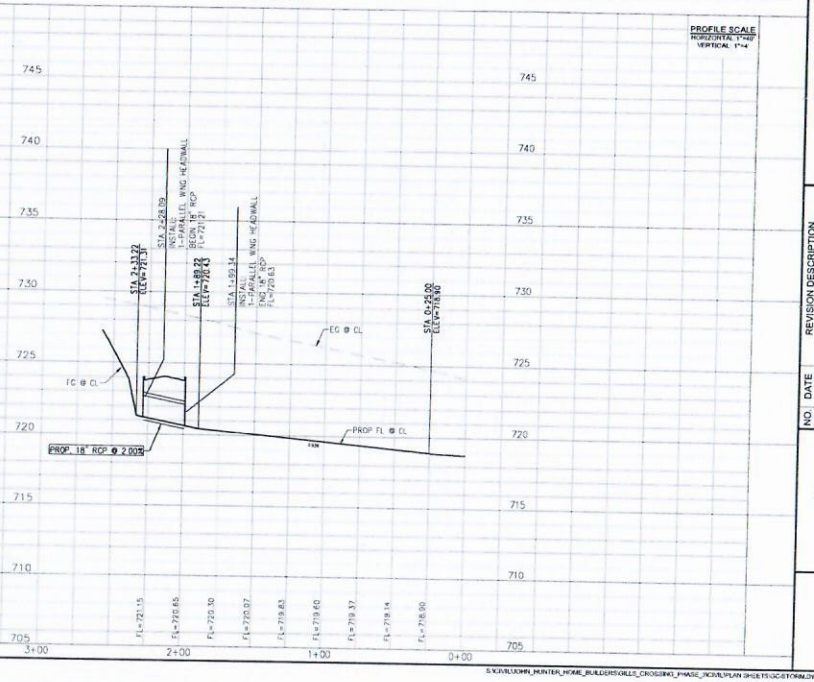

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481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

STORM PLAN & PROFILE - SD-1 & SD-2

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77529
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.4

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IIC\CIVIL\PLAN SHEETS\GC-STORM.DWG 1/19/2024 11:01 AM dowell.tecco

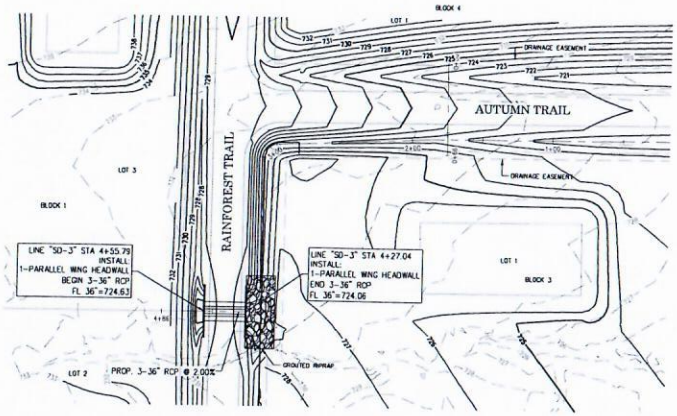
BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV. 751.93'

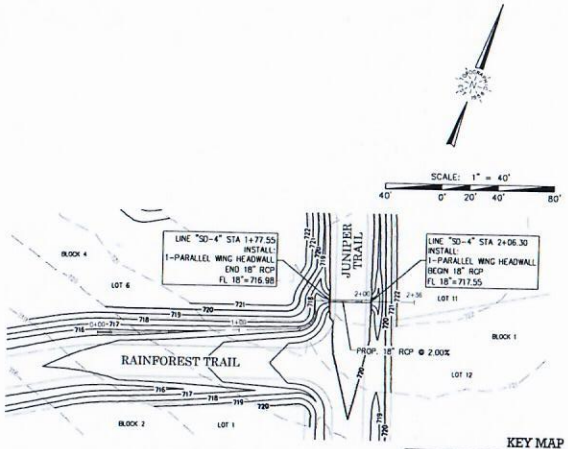
CP#2
N: 6854439.55
E: 2371868.15 ELEV. 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV. 710.92'

SCALE: 1" = 40'

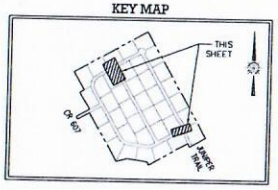


SD-3

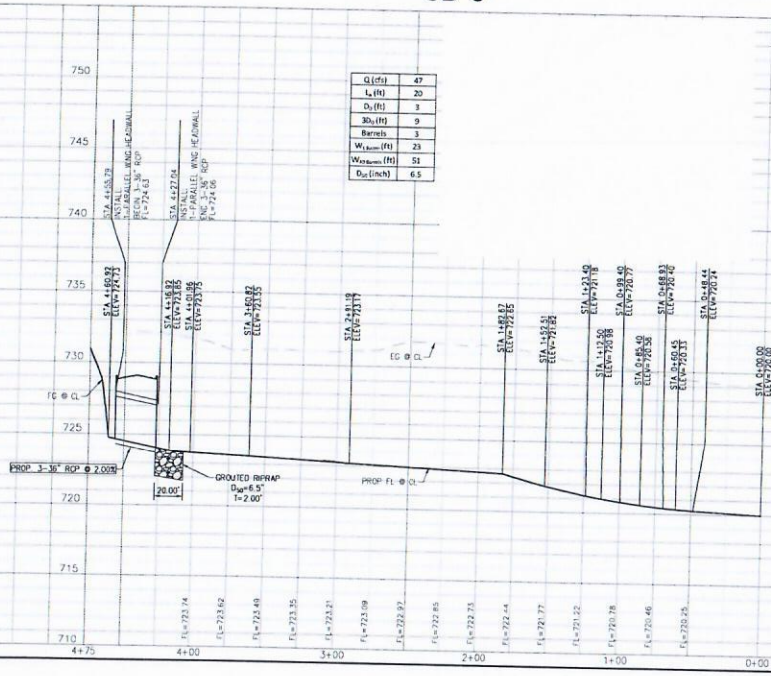


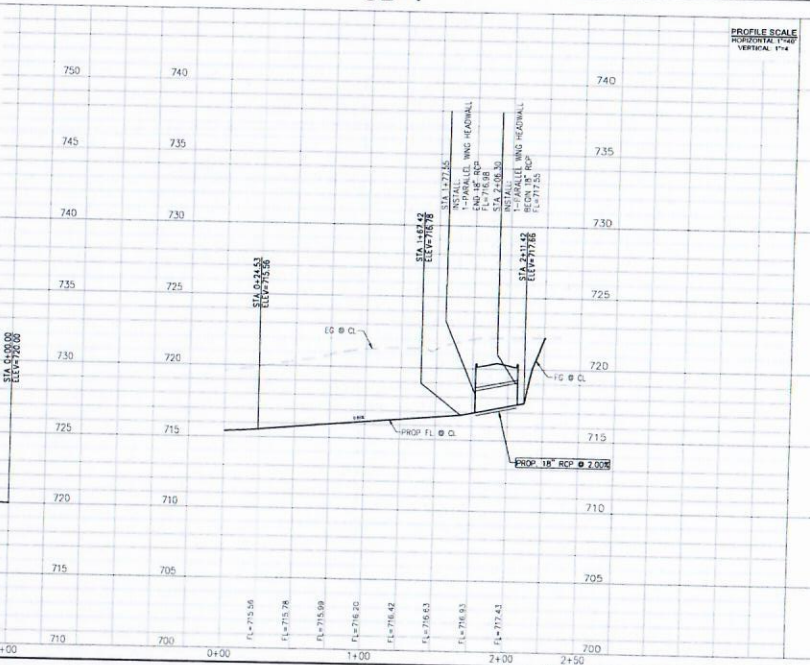
SD-4

KEY MAP



Q (cfs)	47
L_e (ft)	20
D_O (ft)	3
$3D_O$ (ft)	9
Barrels	3
$W_{1\,Barrel}$ (ft)	23
$W_{3\,Barrels}$ (ft)	51
D_{50} (inch)	6.5





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LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

STORM PLAN & PROFILE - SD-3 & SD-4

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.5

S:\CIV\LUCHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_2\CIVIL\PLAN SHEETS\SD-STORM.DWG 1/19/2024 11:05 AM d.mallabone

BENCHMARKS:

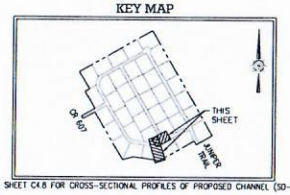
CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'

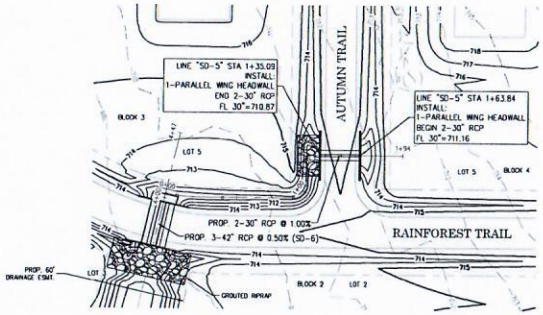
SCALE: 1" = 40'

KEY MAP

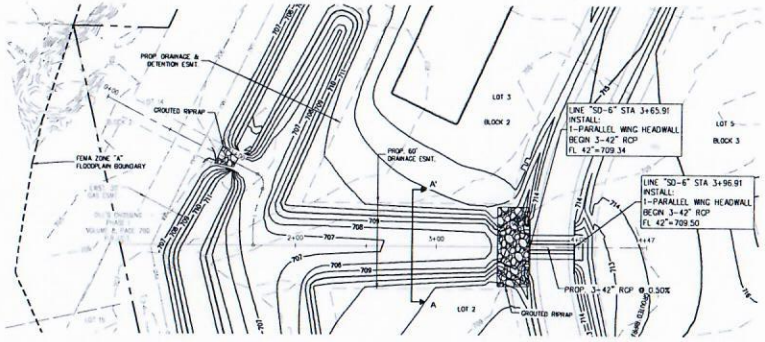


SEE SHEET C4.8 FOR CROSS-SECTIONAL PROFILES OF PROPOSED CHANNEL (SD-6)

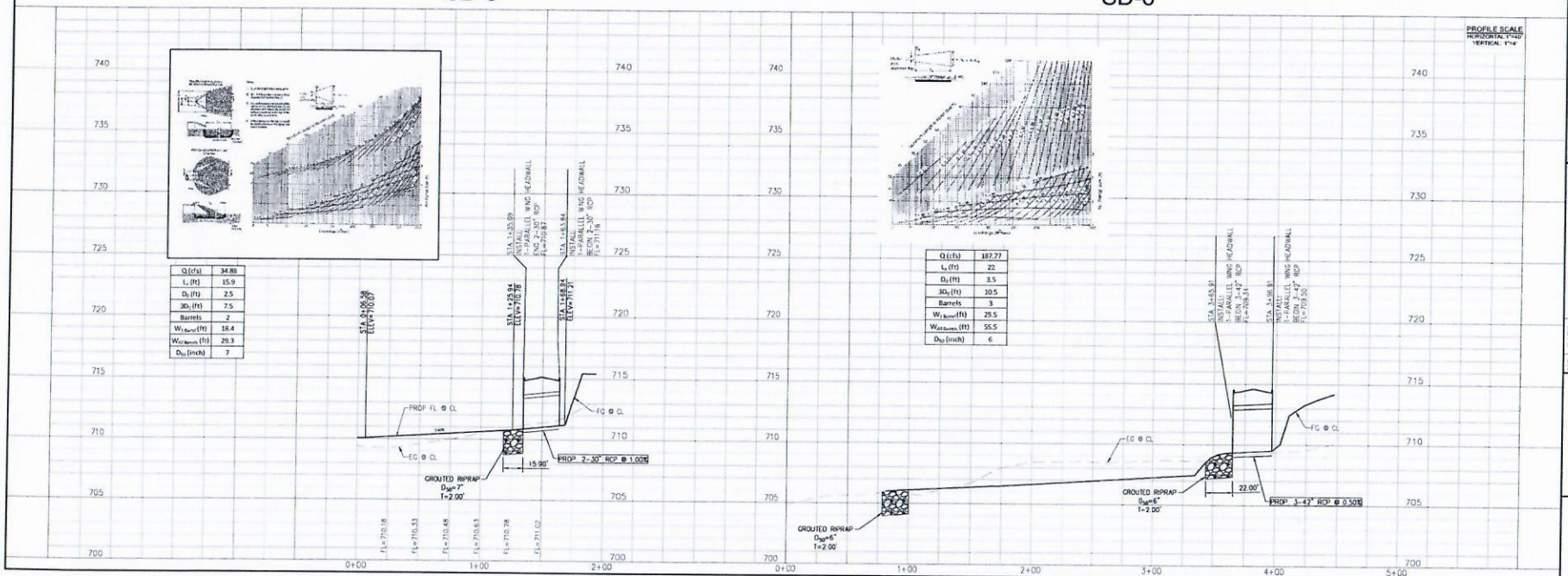
SCALE: 1" = 40'



SD-5



SD-6



SD-6

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSCOTT RD, STE. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX (817) 744-7554
TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

STORM PLAN & PROFILE - SD-5 & SD-6

NO.	DATE	REVISION DESCRIPTION

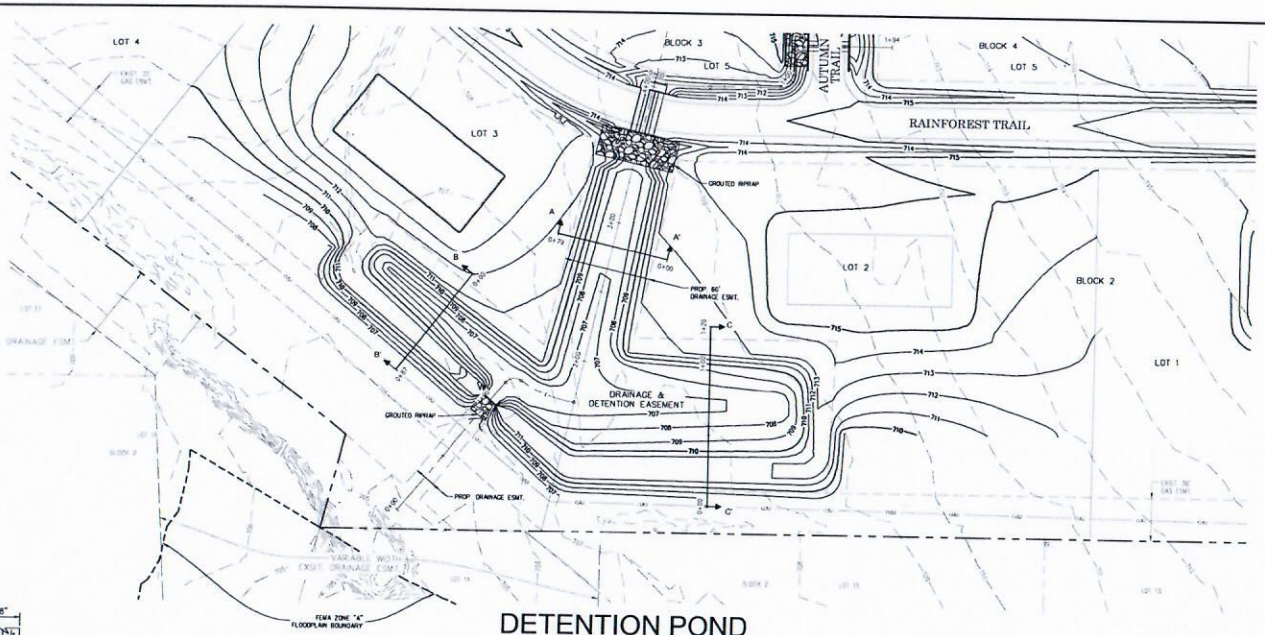
STATE OF TEXAS
KYLON M. WILSON
77529
LICENSED PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.6

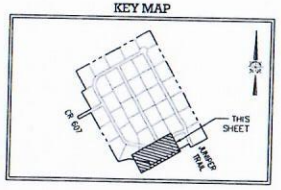
S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\SC-STORM.DWG 1/19/2024 11:05 AM (JAMES)

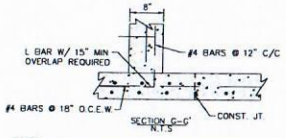


DETENTION POND

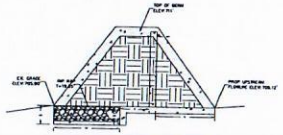
NOTE:
1. EXTERIOR AND INTERIOR SLOPES AS WELL AS BOTTOM OF DETENTION POND SHALL BE SODDED WITH COASTAL BERMUDA GRASS.
2. SOD SHALL BE IRRIGATED UNTIL VEGETATION IS ESTABLISHED.
3. POND AND OUTFALL TO BE MAINTAINED BY OWNERS OF LOT 2 AND LOT 3.

KEY MAP

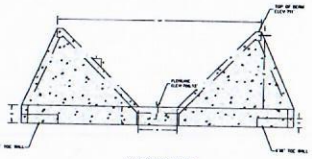




NOTE:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMMODATE STORM SEWER PIPE.
5. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.



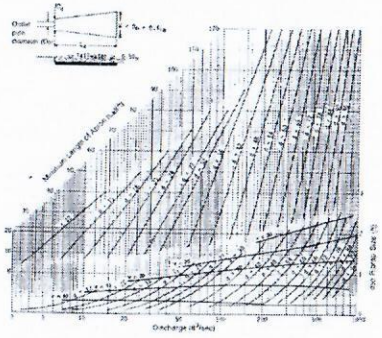
CONCRETE WEIR & RIPRAP APRON
(SIDE VIEW N.T.S.)

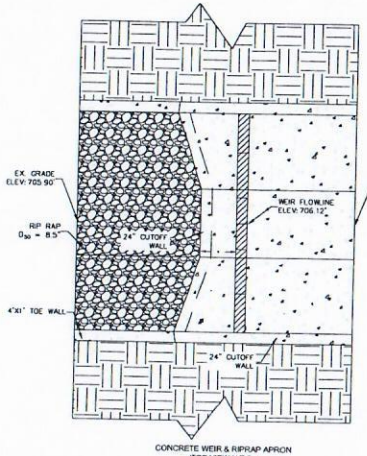


CONCRETE WEIR
(FRONT VIEW N.T.S.)

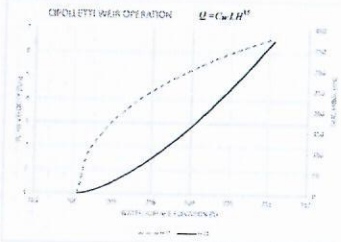
CIPOLLETTI WEIR			
L=	10	ft	CREST LENGTH
Cd=	3.33		DISCHARGE COEFFICIENT
Bottom elev. =	706.12	ft	
Allowable Discharge	212.59	cfs	
Total Discharge of Weir at 100-yr Storm Elevation	206.01	cfs	

H (ft)	WSE (ft)	Q (cfs)	A (sqft)	V (ft/s)
0	706.12	0.00	0.00	0
0.2	706.32	2.98	2.01	1.48
0.4	706.52	8.42	4.04	2.09
0.6	706.72	15.48	6.09	2.54
0.8	706.92	23.83	8.16	2.92
1	707.12	33.30	10.25	3.25
1.2	707.32	43.77	12.36	3.54
1.4	707.52	55.16	14.49	3.81
1.6	707.72	67.39	16.64	4.05
1.8	707.92	80.42	18.81	4.28
2	708.12	94.19	21.00	4.49
2.2	708.32	108.66	23.21	4.68
2.4	708.52	123.81	25.44	4.87
2.6	708.72	139.61	27.69	5.04
2.8	708.92	156.02	29.96	5.21
3	709.12	173.03	32.25	5.37
3.2	709.32	190.62	34.56	5.52
3.37	709.49	206.01	36.54	5.64
3.4	709.52	208.77	36.89	5.66
3.6	709.72	227.46	39.24	5.80
3.8	709.92	246.67	41.61	5.93
4	710.12	266.40	44.00	6.05
4.2	710.32	286.63	46.41	6.18
4.4	710.52	307.34	48.84	6.29
4.6	710.72	328.53	51.29	6.41
4.8	710.92	350.19	53.76	6.51
5	711.12	372.31	56.25	6.62





CONCRETE WEIR & RIPRAP APRON
(TOP VIEW N.T.S.)



BENCHMARKS:

OP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

OP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

OP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'

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TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

DETENTION OUTFALL PLAN

NO.	DATE	REVISION DESCRIPTION

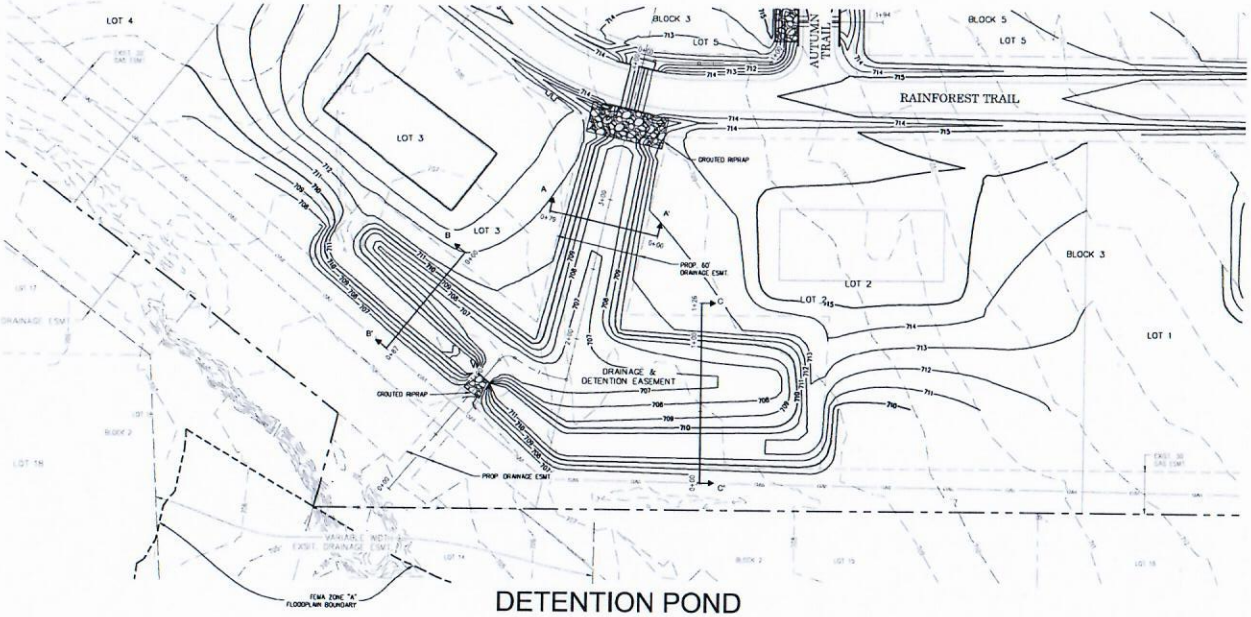
STATE OF TEXAS
KYLON M. WILSON
77520
REGISTERED PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

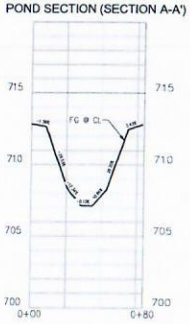
C4.7

S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_3\CIVIL\PLAN SHEETS\GC-STORM.DWG 1/19/2024 11:09 AM ccrisel,Bruce

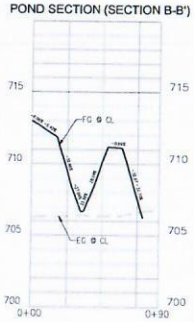


DETENTION POND

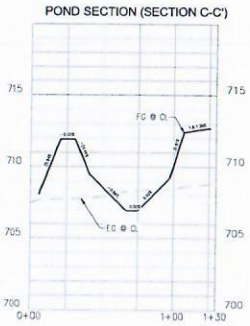
POND SECTION (SECTION A-A')



POND SECTION (SECTION B-B')



POND SECTION (SECTION C-C')



PROFILE SCALE
HORIZONTAL 1"=40'
VERTICAL 1"=4'

Hydrograph Report 6

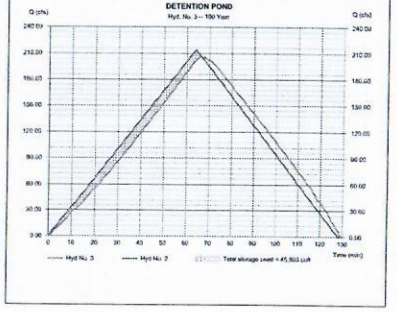
Hydrolink-Hydrograph Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023.4 — Wednesday, 01-10-2023

Hyd. No. 3

DETENTION POND

Hydrograph type	= Reservoir	Peak discharge	= 206.11 cfs
Storm frequency	= 100 yrs	Time to peak	= 67 min
Time interval	= 1 min	Hyd. volume	= 823.702 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPED	Max. Elevation	= 709.49 ft
Reservoir name	= DETENTION POND	Max. Storage	= 45,903 cuft

Storage indication method used.



STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG TOTAL VOL (cu. ft.)	AVG TOTAL VOL (acre-ft)
706	34.36	0.0	0	0
706.1	0.02	0.1	1.72	0.000
706.1	195.9	0	1.72	0.000
706.2	422.62	0.1	32.64	0.001
706.3	738.51	0.1	90.7	0.002
706.4	1,094.80	0.1	182.36	0.004
706.5	1,490.75	0.1	321.64	0.01
706.6	2,439.09	0.1	508.16	0.01
706.7	3,947.18	0.1	827.49	0.02
706.8	5,639.95	0.1	1306.95	0.03
706.9	6,410.28	0.1	1909.36	0.04
707	7,312.46	0.1	2595.5	0.06
707.1	8,327.00	0.1	3377.47	0.08
707.2	9,868.44	0.1	4267.24	0.10
707.3	11,395.77	0.1	5350.45	0.12
707.4	12,928.39	0.1	6668.66	0.15
707.5	14,391.67	0.1	7932.66	0.18
707.6	15,721.62	0.1	9438.33	0.22
707.7	16,791.65	0.1	11069.49	0.25
707.8	17,463.02	0.1	12767.73	0.29
707.9	18,094.44	0.1	14545.6	0.33
708	18,616.73	0.1	16383.16	0.38
708.1	19,036.00	0.1	18264.79	0.42
708.2	19,364.94	0.1	20181.84	0.46
708.3	19,636.64	0.1	22133.92	0.51
708.4	19,923.17	0.1	24113.91	0.55
708.5	20,159.25	0.1	26117.98	0.60
708.6	20,446.30	0.1	28150.21	0.65
708.7	20,655.58	0.1	30205.3	0.69
708.8	20,857.93	0.1	32282.58	0.74
708.9	20,863.51	0.1	34371.95	0.79
709	19,794.33	0.1	36403.34	0.84
709.1	19,575.54	0.1	38372.44	0.88
709.2	19,340.59	0.1	40320.24	0.93
709.3	19,231.46	0.1	42250.44	0.97
709.4	19,151.85	0.1	44170.01	1.01
709.5	18,970.32	0.1	46076.12	1.06
709.6	18,797.06	0.1	47964.51	1.10
709.7	18,643.07	0.1	49836.44	1.14
709.8	18,507.91	0.1	51695.89	1.19
709.9	18,380.15	0.1	53538.29	1.23
710	18,254.59	0.1	55370.03	1.27
710.1	18,129.30	0.1	57189.23	1.31
710.2	18,009.65	0.1	58996.17	1.35
710.3	17,892.12	0.1	60791.26	1.40
710.4	17,764.40	0.1	62574.09	1.44
710.5	17,619.53	0.1	64344.25	1.48
710.6	17,517.26	0.1	66102.12	1.52
710.7	17,396.94	0.1	67847.63	1.56
710.8	17,277.85	0.1	69581.57	1.60
710.9	17,160.19	0.1	71303.46	1.64
711	16,807.35	0.1	73001.86	1.68

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TEXAS FIRM REGISTRATION NO. 18409
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

POND CALCS & CROSS-SECTIONS

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. WILSON
77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.8

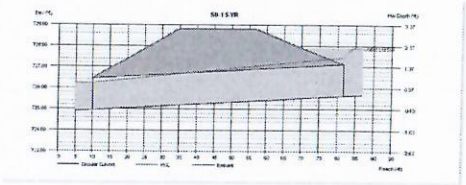
E:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_IC\PLAN SHEETS\GC-STORM.DWG 1/19/2024 11:09 AM Kyrstal.Botto

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Jan 12 2024

SD-1 5-YR

Invert Elev Dn (ft)	= 724.95	**Calculations**	
Pipe Length (ft)	= 71.74	Qmin (cfs)	= 0.00
Slope (%)	= 0.95	Qmax (cfs)	= 15.42
Invert Elev Up (ft)	= 725.63	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 15.42
No. Barrels	= 2	Qpipe (cfs)	= 15.42
n-Value	= 0.023	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Corrugale Metal Pipe	Veloc Dn (ft/s)	= 4.78
Culvert Entrance	= Headwall	Veloc Up (ft/s)	= 4.36
Coeff. K,M,c,Y,k	= 0.0078, 2, 0.0379, 0.69, 0.5	HGL Dn (ft)	= 726.24
		HGL Up (ft)	= 727.46
Embankment		Hw Elev (ft)	= 727.91
Top Elevation (ft)	= 728.80	Hw/D (ft)	= 1.52
Top Width (ft)	= 22.00	Flow Regime	= Outlet Control
Crest Width (ft)	= 22.00		

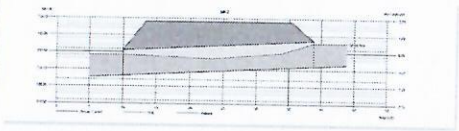


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Jan 19 2024

SD-2

Invert Elev Dn (ft)	= 720.63	**Calculations**	
Pipe Length (ft)	= 28.75	Qmin (cfs)	= 0.00
Slope (%)	= 2.02	Qmax (cfs)	= 5.48
Invert Elev Up (ft)	= 721.21	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 5.48
No. Barrels	= 1	Qpipe (cfs)	= 5.48
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 3.61
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 4.94
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 721.83
		HGL Up (ft)	= 722.11
Embankment		Hw Elev (ft)	= 722.57
Top Elevation (ft)	= 723.80	Hw/D (ft)	= 0.91
Top Width (ft)	= 22.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 0.00		

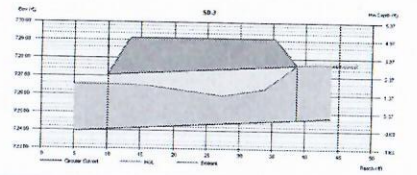


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Jan 19 2024

SD-3

Invert Elev Dn (ft)	= 724.06	**Calculations**	
Pipe Length (ft)	= 28.75	Qmin (cfs)	= 0.00
Slope (%)	= 1.98	Qmax (cfs)	= 109.64
Invert Elev Up (ft)	= 724.63	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 36.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 36.0	Qtotal (cfs)	= 109.64
No. Barrels	= 3	Qpipe (cfs)	= 109.64
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 5.84
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 7.45
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 726.54
		HGL Up (ft)	= 726.59
Embankment		Hw Elev (ft)	= 727.69
Top Elevation (ft)	= 729.10	Hw/D (ft)	= 1.02
Top Width (ft)	= 22.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 10.00		

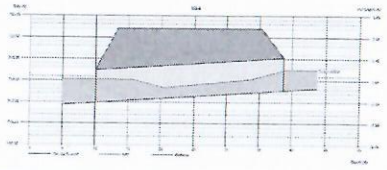


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Wednesday, Aug 23 2023

SD-4

Invert Elev Dn (ft)	= 716.98	**Calculations**	
Pipe Length (ft)	= 28.75	Qmin (cfs)	= 0.00
Slope (%)	= 1.98	Qmax (cfs)	= 3.10
Invert Elev Up (ft)	= 717.55	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 18.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 18.0	Qtotal (cfs)	= 3.10
No. Barrels	= 1	Qpipe (cfs)	= 3.10
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 2.27
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 4.06
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 718.06
		HGL Up (ft)	= 718.22
Embankment		Hw Elev (ft)	= 718.49
Top Elevation (ft)	= 720.40	Hw/D (ft)	= 0.63
Top Width (ft)	= 22.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 0.00		

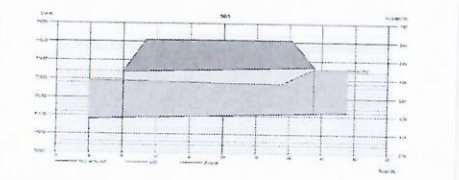


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Wednesday, Aug 23 2023

SD-5

Invert Elev Dn (ft)	= 710.87	**Calculations**	
Pipe Length (ft)	= 28.75	Qmin (cfs)	= 0.00
Slope (%)	= 1.01	Qmax (cfs)	= 42.13
Invert Elev Up (ft)	= 711.16	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 30.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 30.0	Qtotal (cfs)	= 42.13
No. Barrels	= 2	Qpipe (cfs)	= 42.13
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 4.94
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 6.52
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 712.90
		HGL Up (ft)	= 712.72
Embankment		Hw Elev (ft)	= 713.55
Top Elevation (ft)	= 715.10	Hw/D (ft)	= 0.96
Top Width (ft)	= 22.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

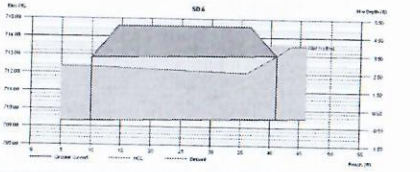


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Jan 19 2024

SD-6

Invert Elev Dn (ft)	= 709.34	**Calculations**	
Pipe Length (ft)	= 31.00	Qmin (cfs)	= 0.00
Slope (%)	= 0.52	Qmax (cfs)	= 187.77
Invert Elev Up (ft)	= 709.50	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 42.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 42.0	Qtotal (cfs)	= 187.77
No. Barrels	= 3	Qpipe (cfs)	= 187.77
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 7.15
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 8.60
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 712.33
		HGL Up (ft)	= 711.98
Embankment		Hw Elev (ft)	= 713.53
Top Elevation (ft)	= 714.60	Hw/D (ft)	= 1.15
Top Width (ft)	= 22.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 100.00		



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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

CULVERT CALCS

NO.	DATE	REVISION DESCRIPTION

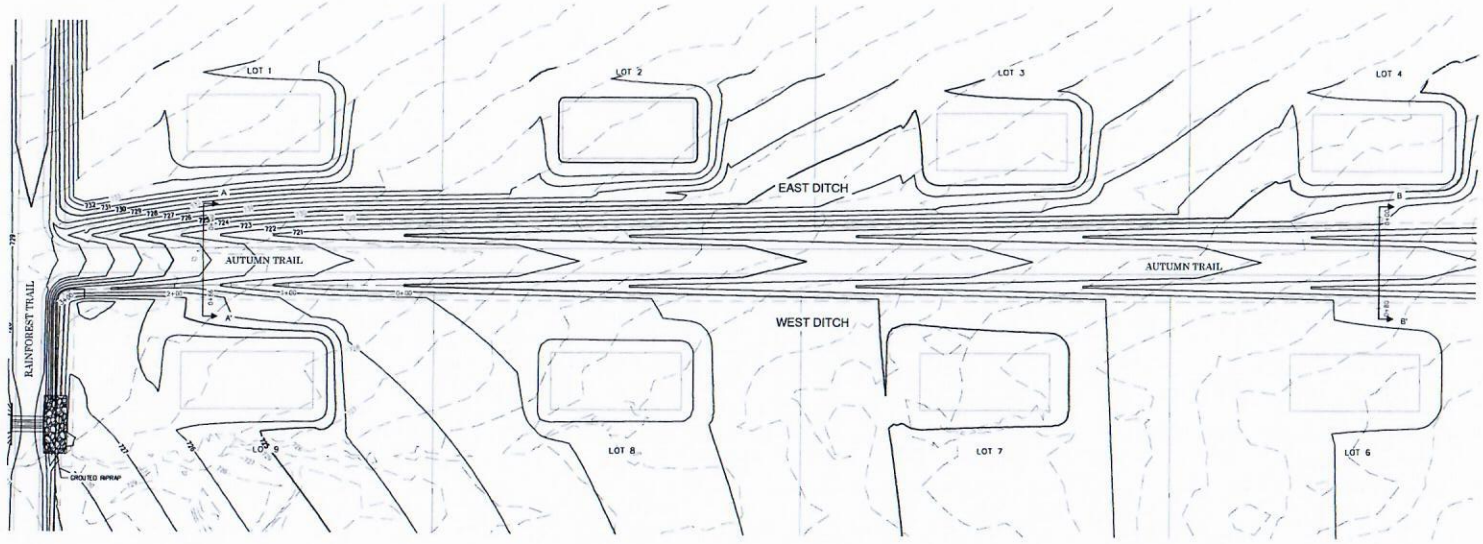
STATE OF TEXAS — KYLON M. HILSON — 77520 — LICENSED PROFESSIONAL ENGINEER

01/19/24

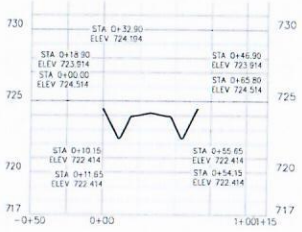
SHEET NO.

C4.9

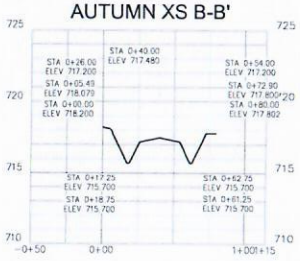
S:\CIVIL\JOHN_HUNTER_HOME_BUILDERS\GILLS_CROSSING_PHASE_2\CIVIL\PLAN SHEETS\C-STORM.DWG 1/19/2024 11:05 AM donald.lacey



AUTUM XS A-A'



AUTUMN XS B-B'



PROFILE SCALE
HORIZONTAL 1"=40'
VERTICAL 1"=4'

Cross Section A-A'		
DESCRIPTION	UNIT	VALUE
100-yr Runoff Required	cfs	313.14
R.O.W. Capacity Discharge	cfs	396.8
Composite Roughness Coefficient	-	0.018
Channel slope	ft/ft	0.008
Flow area	sqft	59.1
Wetted perimeter	ft	66.4
Hydraulic radius	in	10.7
Top width	ft	65.66
Normal depth	ft	2.08
Velocity	ft/s	6.71
Water Surface Elevation	ft	724.5

Cross Section B-B'		
DESCRIPTION	UNIT	VALUE
100-yr Runoff Required	cfs	313.14
R.O.W. Capacity Discharge	cfs	457.9
Composite Roughness Coefficient	-	0.018
Channel slope	ft/ft	0.005
Flow area	sqft	73.2
Wetted perimeter	ft	67.1
Hydraulic radius	in	13.1
Top width	ft	65.8
Normal depth	ft	2.4
Velocity	ft/s	6.26
Water Surface Elevation	ft	718.1

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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

DITCH CALCS

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON M. ROBINSON
77529
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

C4.10

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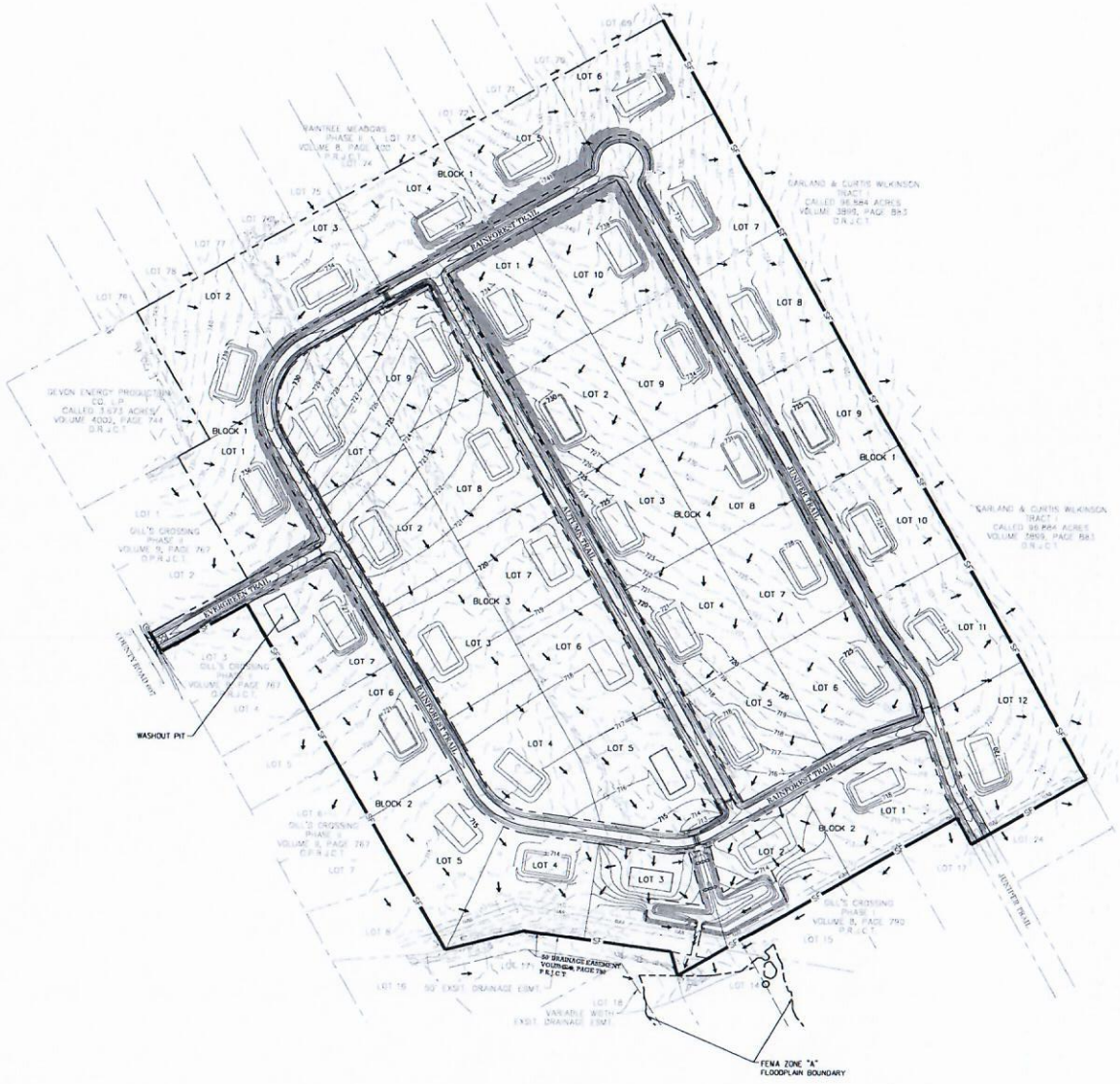

SCALE: 1" = 150'

150' 0' 75' 150' 300'

LEGEND

- SUBJECT PROPERTY LINE
- PROP. ROW LINE
- PROP. JDWD EASEMENT
- SILT FENCE
- ROCK CHECK DAM
- PROPOSED CONTOUR
- EXISTING CONTOUR
- BURIED GAS
- ADJOINER LINE
- EASEMENT
- STABILIZED CONSTRUCTION ENTRANCE
- DRAINAGE FLOW DIRECTION

NOTE:
TRUCKS SHALL UTILIZE ENTRANCE TO THE WEST OF PROJECT.

BENCHMARKS:

CP#1
N: 6853432.75
E: 2370291.54 ELEV: 751.93'

CP#2
N: 6854439.55
E: 2371868.15 ELEV: 741.07'

CP#3
N: 6851807.89
E: 2373248.74 ELEV: 710.92'

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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

EROSION CONTROL PLAN

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
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77520
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.

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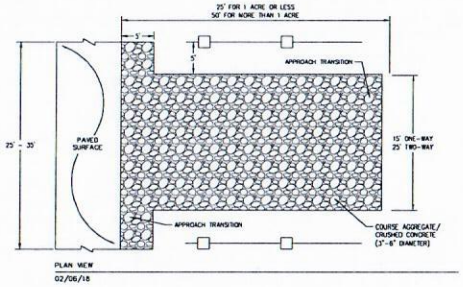
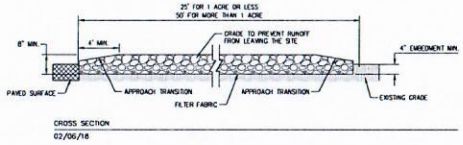




GENERAL NOTES

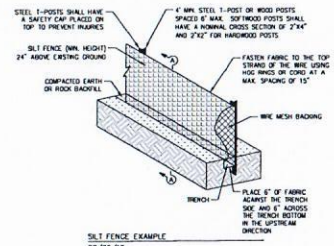
1. APPROACH TRANSITIONS SHALL BE CONSTRUCTED AS DIRECTED BY THE CITY. USE CURB PROTECTION IF EXISTING CURB IS PRESENT. SEE TEMPORARY CURB PROTECTION DETAIL.
2. INSTALL BARRIERS ON THE SIDE OF THE ACCESS TO PREVENT TRAFFIC FROM SHORT-CUTTING THE FULL LENGTH OF THE ACCESS. USE SILT FENCE OR SIMILAR BARRIERS.
3. DO NOT PLACE THE ACCESS AT THE LOW POINT OF THE SITE.
4. GRADE THE CROSS SLOPE AWAY FROM STABILIZATION AND PAVED SURFACES AND DRAIN TO A SEDIMENT TRAP/OUTLET.
5. DIRECT DRAINAGE FROM THE ACCESS TOWARDS A CONTROLLED, STABILIZED OUTLET ONSITE.
6. INSPECT AND ASSESS ROUTINELY FOR DAMAGE EFFECTIVENESS OF THE CONSTRUCTION ACCESS. REPAIR IF ACCESS IS CLOGGED WITH SEDIMENT OR AS DIRECTED BY THE CITY.
7. CONSTRUCTION ACCESS FILTER FABRIC MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CITY OF GODLEY STANDARDS AND SPECIFICATIONS.

CONSTRUCTION ACCESS

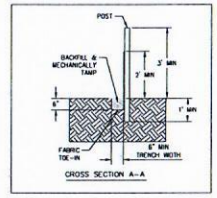
NOT TO SCALE

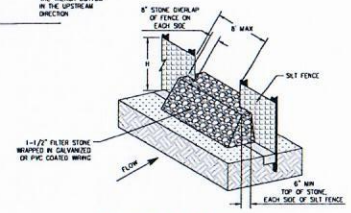
SILT FENCE USAGE GUIDE

1. A SILT FENCE SHALL BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF.
2. SILT FENCE SHALL BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 1 CFS. MAXIMUM DRAINAGE AREA SHALL BE 0.25 ACRES PER 100 LINEAR FEET OF SILT FENCE.
3. SILT FENCE FABRIC SHALL OVERLAP AT ABUTTING ENDS A MIN. 3 FEET AND SHALL BE JOINED SUCH THAT NO LEAKAGE OR BYPASS OCCURS.
4. THE LAST 10 FEET (OR MORE) AT THE END OF A LINE OF SILT FENCE SHALL BE TURNED UPSLOPE TO PREVENT BYPASS OF STORMWATER.
5. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DRAINAGE ON AND OFF OF ADJOINING PROPERTIES.
7. SILT FENCE FILTER FABRIC MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CITY OF GODLEY STANDARDS AND SPECIFICATIONS.



SILT FENCE EXAMPLE
02/06/18

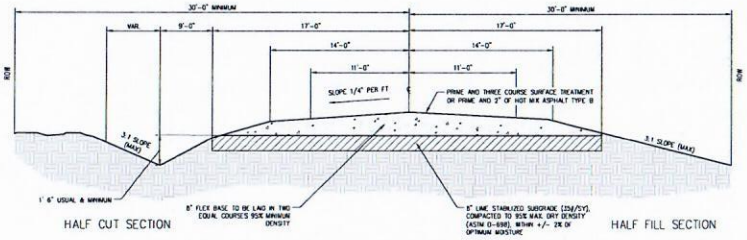




STONE OVERFLOW STRUCTURE EXAMPLE
02/06/18

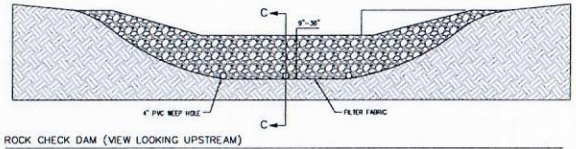
SILT FENCE

NOT TO SCALE

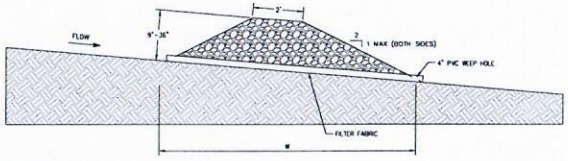


TYPICAL ROADWAY SECTION

NOT TO SCALE



ROCK CHECK DAM (VIEW LOOKING UPSTREAM)
02/06/18



CROSS SECTION C-C OF ROCK CHECK DAM
02/06/18

ROCK CHECK DAM

NOT TO SCALE

GENERAL DESIGN NOTES:

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE CITY, CHECK DAMS SHALL BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. THE HEIGHT OF THE CHECK DAM SHALL ALWAYS BE LESS THAN ONE-THIRD THE DEPTH OF THE CHANNEL.
3. CHECK DAMS SHALL BE SPACED SUCH THAT THE TOP OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM DAM. ON CHANNEL GRADES LESS THAN 0.4 PERCENT, CHECK DAMS SHALL BE PLACED AT A DISTANCE THAT ALLOWS SMALL POOLS TO FORM BETWEEN EACH CHECK DAM.
4. THE SIDE OF THE DAMS SHALL BE EMBEDDED A MINIMUM OF 18 INCHES INTO THE SIDE OF THE DRAINAGE DITCH, SWALE OR CHANNEL TO MINIMIZE THE POTENTIAL FOR FLOWS TO ERODE AROUND THE SIDE OF THE DAM.
5. LARGER FLOWS (GREATER THAN 2-YEAR, 24-HOUR DESIGN STORM) MUST PASS THE CHECK DAM WITHOUT CAUSING EXCESSIVE UPSTREAM FLOODING.
6. ROCK CHECK DAMS SHALL BE INSPECTED REGULARLY. REMOVE SILT WHEN IT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE DAM OR 12 INCHES, WHICHEVER IS LESS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE DRAIN PIPE TO ENSURE PROPER FLOW.

GENERAL MATERIALS NOTES:

1. STONE SHALL BE WELL GRADED WITH STONE SIZE RANGING FROM 3 TO 6 INCHES IN DIAMETER FOR A CHECK DAM HEIGHT OF 24 INCHES OR LESS. THE STONE SIZE RANGE FOR CHECK DAMS GREATER THAN 24 INCHES IN HEIGHT SHALL BE 4 TO 8 INCHES IN DIAMETER. THE USE OF TEMPORARY GABION STRUCTURES SHALL BE APPROVED BY THE CITY.
2. SEPARATION FILTER FABRIC MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO CITY OF GODLEY STANDARDS AND SPECIFICATIONS.

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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

CONSTRUCTION DETAILS

NO.	DATE	REVISION DESCRIPTION

STATE OF TEXAS
KYLON N. WILSON
77529
LICENSED
PROFESSIONAL ENGINEER

01/19/24

SHEET NO.
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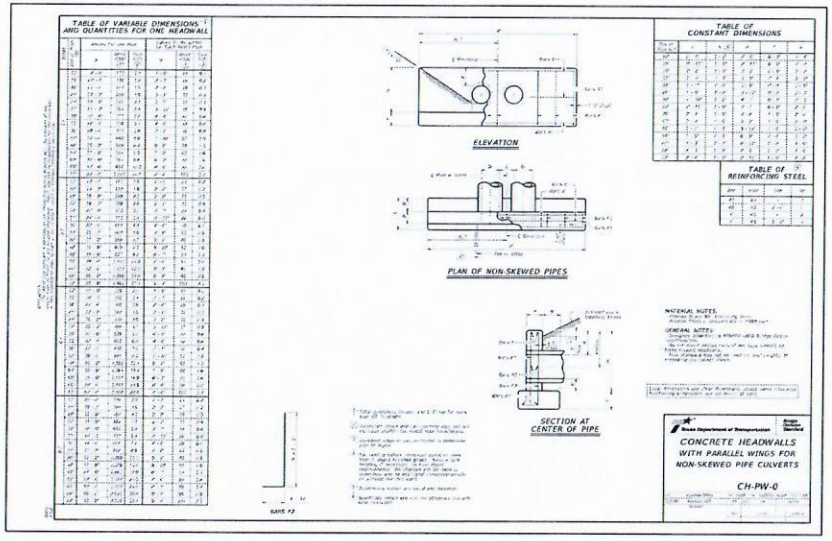

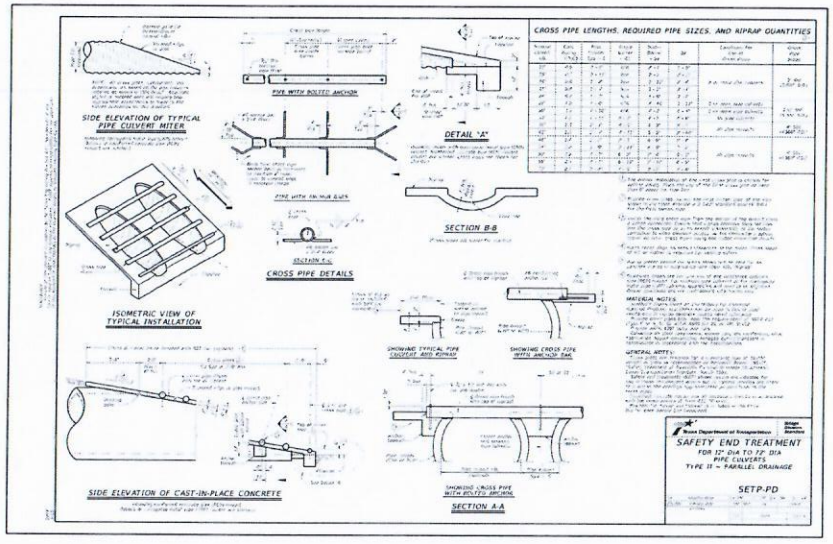

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GILL'S CROSSING PHASE III
JOHNSON COUNTY, TEXAS

DRAINAGE DETAILS

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PROFESSIONAL ENGINEER

01/19/24

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