

MARCUS D. RAPER
SURVEY NO. 37
ABSTRACT NO. 394

R144768
MELINA HILL PERRIN
CALLED 2.30 ACRES
DOC. NO. 80027016
O.P.R.H.C.

CALLED 1.31 ACRES
DOC. NO. 18049531
O.P.R.H.C.

R168968
ANARENE INVESTMENTS LTD.
37.593 ACRES

R16143
LL RANCH INVESTMENTS LP
17.8 ACRES
DOCUMENT NO. 19035342
O.P.R.H.C.

R168174
LL RANCH INVESTMENTS LP
17.12 ACRES

R168172
DOUBLE L DEVELOPMENT LLC
223.556 ACRES
DOCUMENT NO. 19035343
O.P.R.H.C.

R17601
LL RANCH INVESTMENTS LP
736.81 ACRES
DOCUMENT NO. 19035342
O.P.R.H.C.

R16105
LL RANCH INVESTMENTS LP
200.55 ACRES
DOCUMENT NO. 19035342
O.P.R.H.C.

R17601
LL RANCH INVESTMENTS LP
736.81 ACRES
DOCUMENT NO. 19035342
O.P.R.H.C.

R168178
LL RANCH INVESTMENTS LP
3.08 ACRES

R17601
LL RANCH INVESTMENTS LP
736.81 ACRES
DOCUMENT NO. 19035342
O.P.R.H.C.
EDWARD W. BROWN
SURVEY NO. 136
ABSTRACT NO. 44

R168177
LL RANCH INVESTMENTS LP
5.96 ACRES

R12022
P.S.I.S.D.
CALLED 1.138 AC.
VOL. 625 PG. 293
O.P.R.H.C.

R00006
D.S.I.S.D.
CALLED
90,000 SQ. FT.
VOL. 1485 PG. 61
O.P.R.H.C.

R17601
LL RANCH INVESTMENTS LP
736.81 ACRES
DOCUMENT NO. 19035342
O.P.R.H.C.

R15920
D.S.I.S.D.
CALLED 21.126 AC.
VOL. 625 PG. 307
O.P.R.H.C.

- LEGEND**
- PRELIMINARY PLAN BOUNDARY
 - CITY LIMITS
 - EXTRA-TERRITORIAL JURISDICTION (ETJ)
 - LOT LINES
 - EXISTING LOT LINES
 - FUTURE LOT LINES
 - SIDEWALK
 - TRAIL
 - 100YR
 - 100YR FEMA
 - 100YR HAYS
 - TCEQ WOZB
 - DB WOZB
 - JW
 - 150' BUFFER
 - 100 YR CDD'S FULLY DEVELOPED FLOOD PLAN
 - 100 YR FEMA FLOOD PLAN
 - 100 YEAR HAYS COUNTY FLOOD PLAN
 - TCEQ WOZB
 - DRIPPING SPRINGS WOZB
 - JURISDICTIONAL WATER WAY
 - SEEPSRING LOCATION
 - SEEPSRING
 - XXX
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - HILL TOP PRESERVATION
 - HAYS COUNTY RECOMMENDED ROW DEDICATION
 - TCEQ BUFFER AREA

NO.	DATE	APP.	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE

BOE, INC.
7700 FORTY EIGHT AVENUE, SUITE 300
DALLAS, TEXAS 75241
TEL: 972.949.4400 • FAX: 972.949.4401
E-MAIL: Registration@bge.com

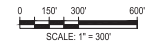
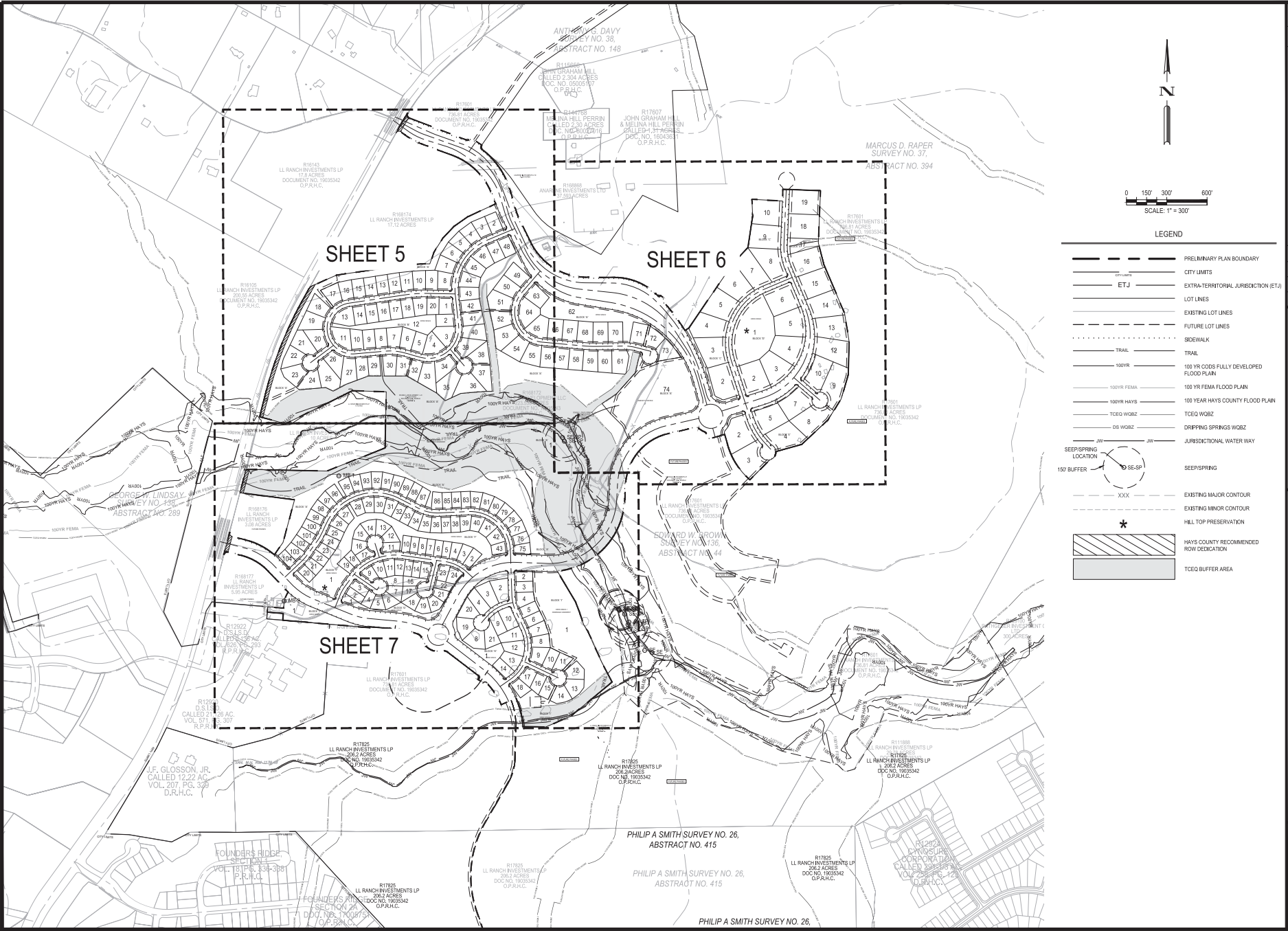
DOUBLE L RANCH PHASE 1
OVERALL PLAN

CS-2422

JUAN P. ALVAREZ
106158

SHEET 2 OF 11

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LEGEND

- PRELIMINARY PLAN BOUNDARY
- CITY LIMITS
- ETJ
- LOT LINES
- EXISTING LOT LINES
- FUTURE LOT LINES
- SIDEWALK
- TRAIL
- 100YR
- 100YR FEMA
- 100YR HAYS
- TCEQ WOBZ
- DE WOBZ
- JW
- SEEPSRING LOCATION
- 150' BUFFER
- XXXX
- HILL TOP PRESERVATION
- HAYS COUNTY RECOMMENDED ROW DEDICATION
- TCEQ BUFFER AREA

REV	DATE	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

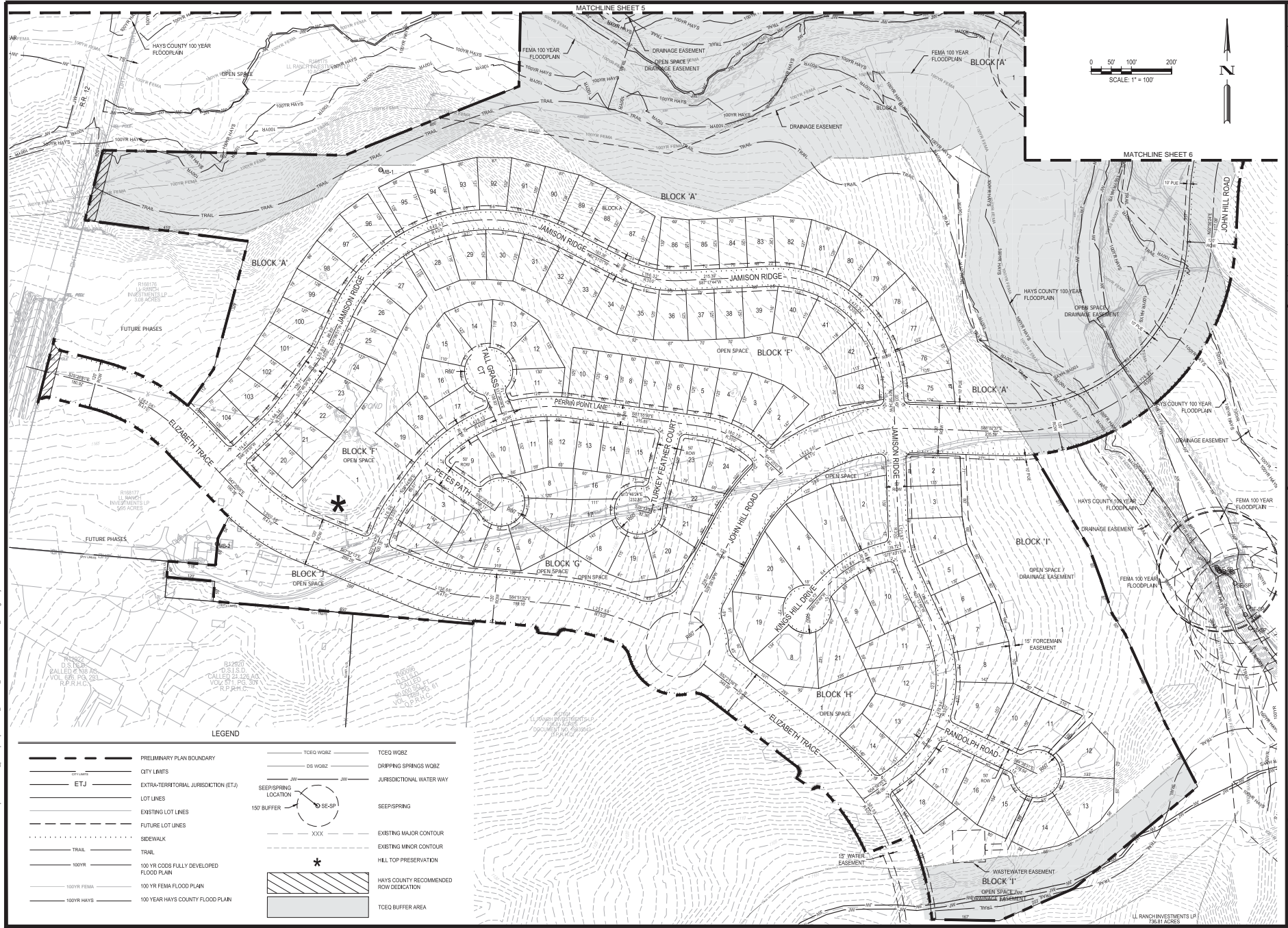
BGE
BOE INC.
7700 FORTY EIGHT AVENUE, SUITE 300
THE WOODLANDS, TEXAS 77380
TEL: 281.919.4400 • FAX: 281.919.4401
E: bge@bge.com • www.bge.com
TCEQ Registration No. 171068

DOUBLE L RANCH PHASE 1
KEY MAP

03/24/22

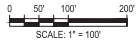
 SHEET
4 OF 11

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LEGEND

- | | | |
|---|--|--|
| --- PRELIMINARY PLAN BOUNDARY | --- TCEQ WOBZ | --- TCEQ WOBZ |
| --- CITY LIMITS | --- DS WOBZ | --- DRIPPING SPRINGS WOBZ |
| --- ETJ | --- JW | --- JURISDICTIONAL WATER WAY |
| --- LOT LINES | --- SEEPSRING LOCATION | --- SEEPSRING |
| --- EXISTING LOT LINES | --- 150' BUFFER | --- XXX |
| --- FUTURE LOT LINES | --- * HILL TOP PRESERVATION | --- EXISTING MAJOR CONTOUR |
| --- SIDEWALK | --- * HAYS COUNTY RECOMMENDED ROW DEDICATION | --- EXISTING MINOR CONTOUR |
| --- TRAIL | --- TCEQ BUFFER AREA | --- HILL TOP PRESERVATION |
| --- 100YR CDO5 FULLY DEVELOPED FLOOD PLAN | | --- HAYS COUNTY RECOMMENDED ROW DEDICATION |
| --- 100YR FEMA | | --- TCEQ BUFFER AREA |
| --- 100YR FEMA FLOOD PLAN | | |
| --- 100YR HAYS | | |



NO.	DATE	APP.	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

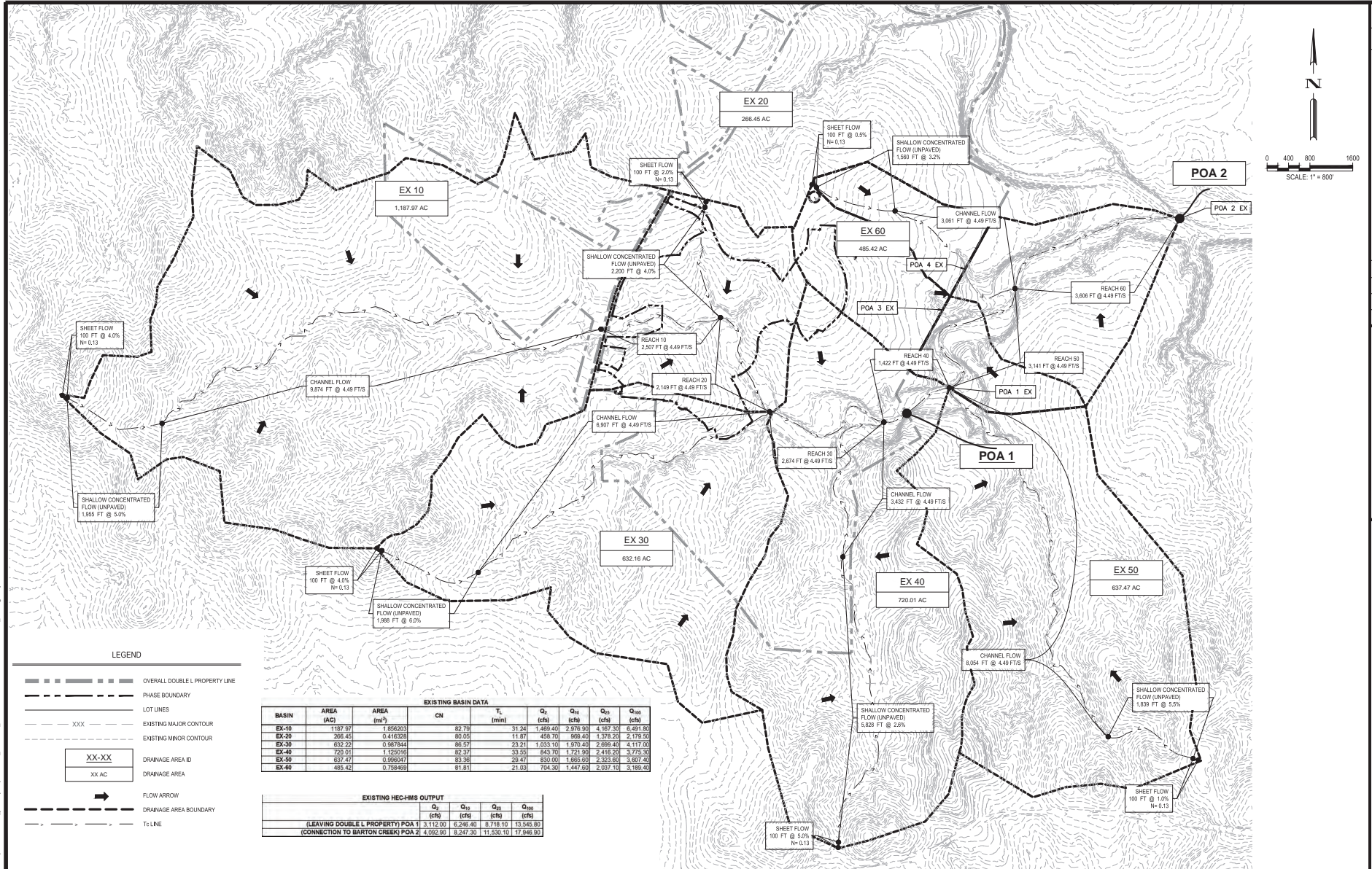


BGE INC.
7700 FORTY FIFTH AVENUE, SUITE 200
DALLAS, TEXAS 75249
TEL: 972.949.8400 FAX: 972.949.8401
E: info@bge.com W: www.bge.com
TXB Registration No. P1068

DOUBLE L RANCH PHASE 1
PRELIMINARY PLAN SHEET 3 OF 3



C:\Users\alvarez\OneDrive\BGE\land\development\double_l_ranch\CAD\001_SPH\EXISTING HYDROLOGY.LL.dwg Layout: EXISTING HYDROLOGY.LL.dwg Printed: 3/24/2022 1:50:03 PM



LEGEND

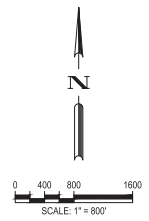
- OVERALL DOUBLE L PROPERTY LINE
- - - PHASE BOUNDARY
- LOT LINES
- XXX EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- XX-XX DRAINAGE AREA ID
- XX.AC DRAINAGE AREA
- FLOW ARROW
- - - DRAINAGE AREA BOUNDARY
- - - Tc LINE

EXISTING BASIN DATA

BASIN	AREA (AC)	AREA (mi ²)	CN	T _c (min)	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
EX-10	1,187.97	1.656203	62.78	31.24	1,489.40	2,978.90	4,167.30	6,491.90	8,491.90
EX-20	266.45	0.416328	60.05	11.67	458.70	669.40	1,379.20	2,179.50	2,179.50
EX-30	632.22	0.987844	66.57	23.21	1,033.10	1,970.40	2,699.40	4,117.00	4,117.00
EX-40	720.01	1.120916	62.37	33.55	843.70	1,721.90	2,416.20	3,775.30	3,775.30
EX-50	637.47	0.969047	63.36	29.47	930.00	1,663.60	2,353.60	3,607.40	3,607.40
EX-60	485.42	0.758468	61.81	21.03	704.30	1,447.60	2,037.10	3,189.40	3,189.40

EXISTING HEC-HMS OUTPUT

	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,112.00	6,246.40	8,718.10	13,545.80	13,545.80
(CONNECTION TO BARTON CREEK) POA 2	4,082.90	9,247.30	11,330.10	17,946.90	17,946.90



NO.	DATE	APP.	DESCRIPTION

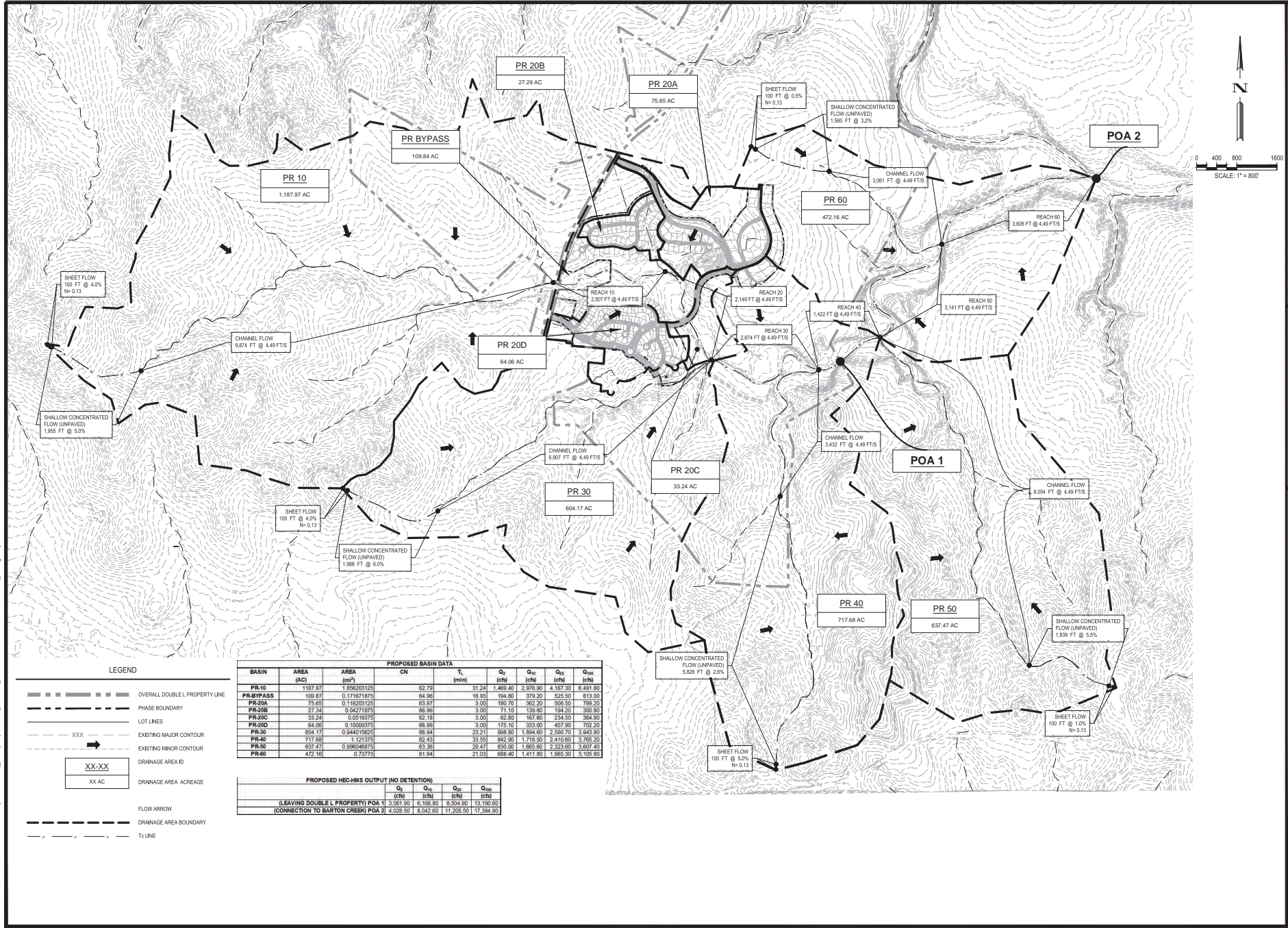
DESIGNED BY:
 REVIEWED BY:
 DRAWN BY:

BGE INC.
 7700 NORTH LAMAR BLVD. SUITE 200
 FT. WORTH, TEXAS 76116
 TEL: 817-979-9000 FAX: 817-979-9001
 TDD: 817-979-9001

DOUBLE L RANCH PHASE 1
 EXISTING HYDROLOGY MAP

03/24/22

c:\Users\wslam\OneDrive\BCE\External\development\double_l_ranch\p101_SHTSC-SP-PROPOSED HYDROLOGY MAP_P101.dwg Layout: 09 PROPOSED HYDROLOGY MAP_P101.dwg 12/03/2023 10:20:23 AM



LEGEND

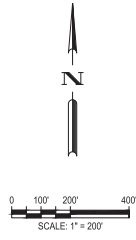
- OVERALL DOUBLE L PROPERTY LINE
- PHASE BOUNDARY
- LOT LINES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA ID
- DRAINAGE AREA ACREAGE
- FLOW ARROW
- DRAINAGE AREA BOUNDARY
- Tc LINE

PROPOSED BASIN DATA							
BASIN	AREA (AC)	AREA (m ²)	CN	T _c (min)	Q ₁ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)
PR-10	1187.97	1,856,203.125	82.79	31.24	1,469.40	2,976.90	4,167.30
PR-BYPASS	109.87	0,171,617.875	84.80	18.85	194.80	376.20	525.50
PR-20A	75.85	0,115,203.125	83.97	3.00	150.70	302.00	595.50
PR-20B	27.34	0,042,718.75	86.98	3.00	71.10	139.80	194.20
PR-20C	33.24	0,051,937.5	82.18	3.00	82.80	167.60	234.50
PR-20D	64.06	0,100,937.5	86.69	3.00	175.10	333.00	457.80
PR-30	604.17	0,944,156.25	86.94	23.21	958.80	1,894.60	2,550.70
PR-40	717.68	1,121,375	82.43	33.25	842.30	1,716.50	2,410.80
PR-50	637.47	0,996,968.75	83.36	29.47	830.00	1,665.80	2,323.60
PR-60	472.16	0,737,75	81.94	21.03	858.40	1,411.80	1,985.30

PROPOSED HEC-RMS OUTPUT (NO DETENTION)				
	Q ₁ (cfs)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Q ₁₀₀₀ (cfs)
(LEAVING DOUBLE L PROPERTY) POA 1	3,061.00	3,105.80	3,054.90	13,710.00
(CONNECTION TO BARTON CREEK) POA 2	4,028.50	3,042.60	11,205.50	17,384.50

	DATE: APR
	REV: _____
	DESCRIPTION: _____
	DESIGNED BY: _____
	REVIEWED BY: _____
	DRAWN BY: _____
BGE Inc. 7700 FORTY EIGHTH AVENUE, SUITE 200 TELLER, COLORADO 80480 TEL: 303.709.4400 FAX: 303.709.4401 TDEC Registration No. P1068	
DOUBLE L RANCH PHASE 1 PROPOSED HYDROLOGY MAP	
03-24-22 	
SHEET 9 OF 11	

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LEGEND

	PRELIMINARY PLAN BOUNDARY
	CITY LIMITS
	EXTRA-TERRITORIAL JURISDICTION (ETJ)
	LOT LINES
	EXISTING LOT LINES
	FUTURE LOT LINES
	SIDEWALK
	TRAIL
	100 YR CDDS FULLY DEVELOPED FLOOD PLAN
	100 YR FEMA FLOOD PLAN
	100 YEAR HAYS COUNTY FLOOD PLAN
	TCEQ WOBZ
	DIPPING SPRINGS WOBZ
	JURISDICTIONAL WATER WAY
	SEEP/SPRING LOCATION
	150' BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	HILL TOP PRESERVATION
	HAYS COUNTY RECOMMENDED ROW DEDICATION
	TCEQ BUFFER AREA

REV	DATE	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

BGE

BGE INC.
7700 NORTH AVENUE, SUITE 300
THE WOODLANDS, TEXAS 77380
Toll Free Registration No. P1068

DOUBLE L RANCH PHASE 1
SIDEWALK AND TRAIL EXHIBIT

03/24/22

SHEET
11 OF 11