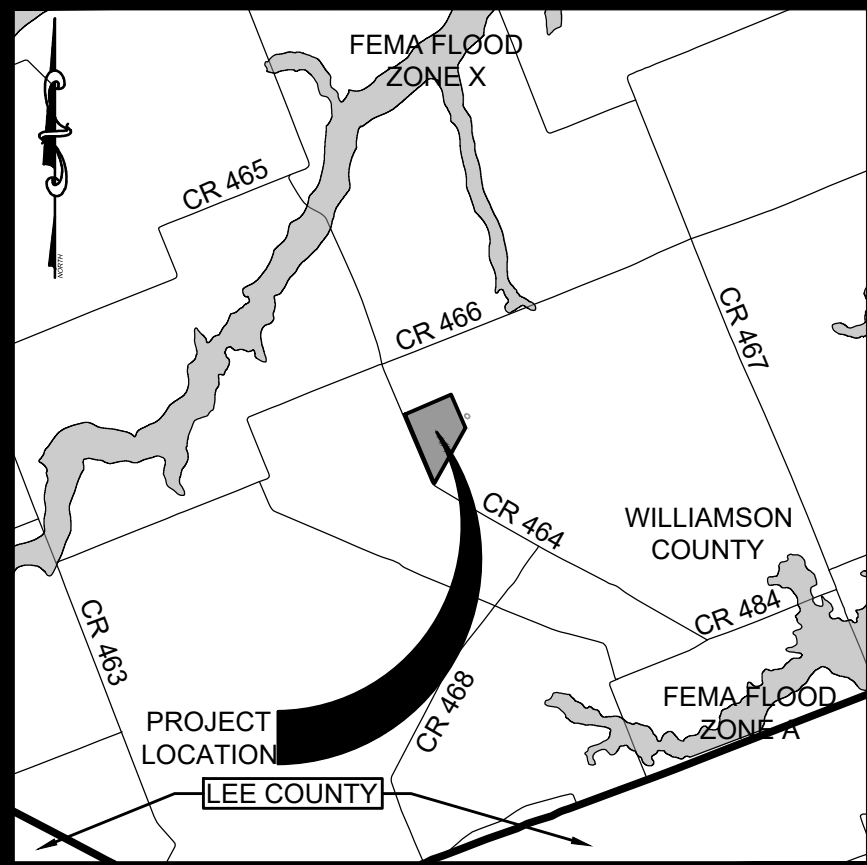




VICINITY MAP  
SCALE: 1"=5,000'

**LEGEND**

- IRON ROD SET, CAPPED "4249"
- IRON ROD FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.W.C. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY
- Joint Access Easement

OWNER: DIANE R JOHNSON  
PREMIER LAND INVESTMENTS  
100 E WHITSTONE BLVD, STE 148, #218  
CEDAR PARK, TX 78613  
PHONE 512.595.1976  
EMAIL SEWELL@PREMIERLANDINVESTMENTS.COM

SURVEYOR: BRUCE BRYAN, RPLS  
BYRAN TECHNICAL SERVICES, INC.  
911 N. MAIN ST  
TAYLOR, TX 76574  
PHONE 512.352.9090  
EMAIL BRUCE@BRYANTECHINCALSERVICES.COM

ENGINEER: JEN HENDERSON, PE  
M&S ENGINEERING  
FIRM F-1394  
102 W. MORROW ST.  
GEORGETOWN, TEXAS 78626  
PHONE 830.228.5446  
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: 04/14/20

REVISION DATE: 07/13/20

ORIGINAL SURVEY: THOMAS A. GRAVES SURVEY  
ABSTRACT NO. 252

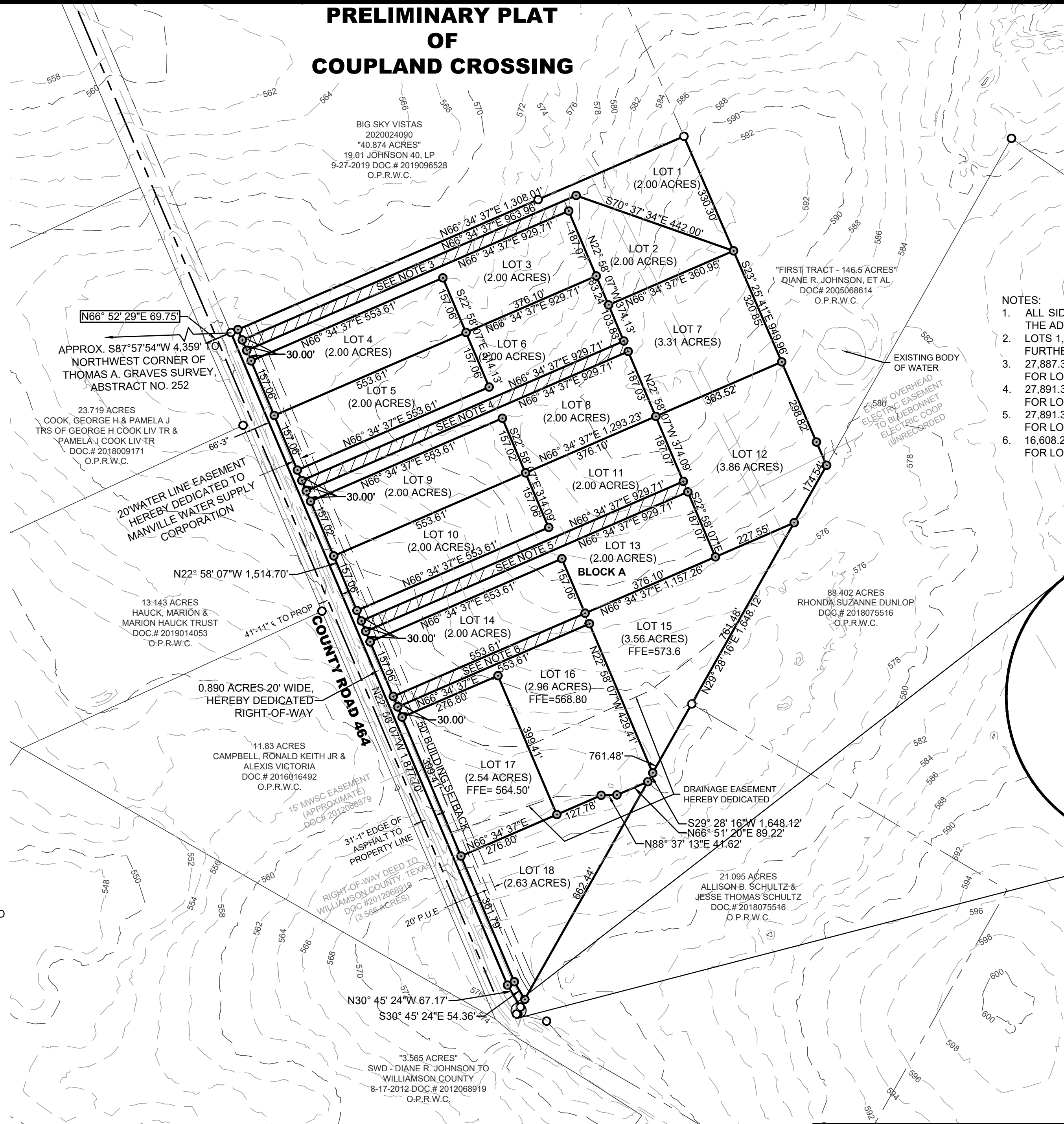
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD  
PLAIN AS SHOWN ON FIRM PANEL 48491C0705F, DATED  
DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

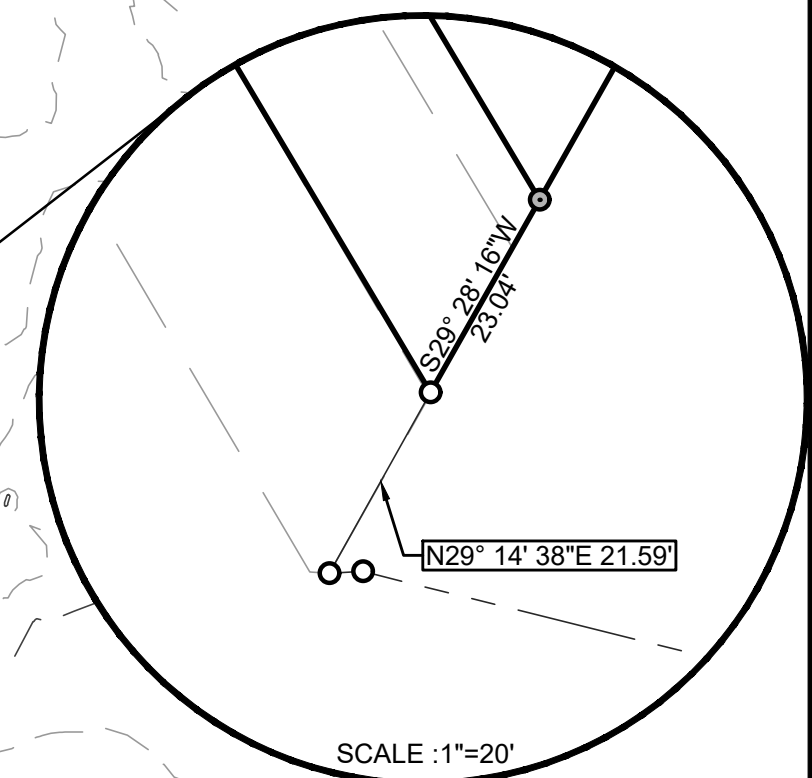
TOTAL LOTS: 18

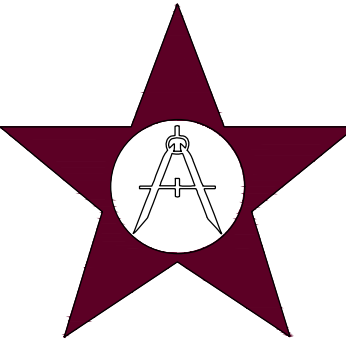
TOTAL ACREAGE: 43.71 Acres

**PRELIMINARY PLAT  
OF  
COUPLAND CROSSING**



- NOTES:
1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
  2. LOTS 1, 2, 3, 6, 7, 8, 11, 12, 13, 15, AND 16 MAY NOT BE FURTHER SUBDIVIDED.
  3. 27,887.33 SF 30' WIDE JOINT USE ACCESS EASEMENT FOR LOTS 1, 2, AND 3.
  4. 27,891.31 SF 30' WIDE JOINT USE ACCESS EASEMENT FOR LOTS 6, 7, AND 8.
  5. 27,891.31 SF 30' WIDE JOINT USE ACCESS EASEMENT FOR LOTS 11, 12, AND 13.
  6. 16,608.21 SF 30' WIDE JOINT USE ACCESS EASEMENT FOR LOTS 14, 15, AND 16.





**M&S ENGINEERING**  
CIVIL | ELECTRICAL | STRUCTURAL | MEP  
TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394  
WWW.MSENGR.COM | (830) 228-5446

Date: Jul 13, 2020, 3:22pm User ID: jsmara  
File: T:\Active Projects\2020\01 Georgetown General Civil\120PREL\001 - Big Sky Vistas Phase 2.dwg Sheets\Preliminary Plat\120PREL\001-PP.dwg