

Plotted By: Duffy, Daniel Date: February 17, 2022 02:32:08pm File Path: K:\AUS-GW\069291601 Benton - JDS PRELIMINARY PLAT\City\PlanSheets\C-Cover\_Sheet.dwg  
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SHEET INDEX

SHEET NO.	DESCRIPTION
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4	PRELIMINARY PLAT (SHEET 3 OF 4)
5	PRELIMINARY PLAT (SHEET 4 OF 4)

WATERSHED STATUS

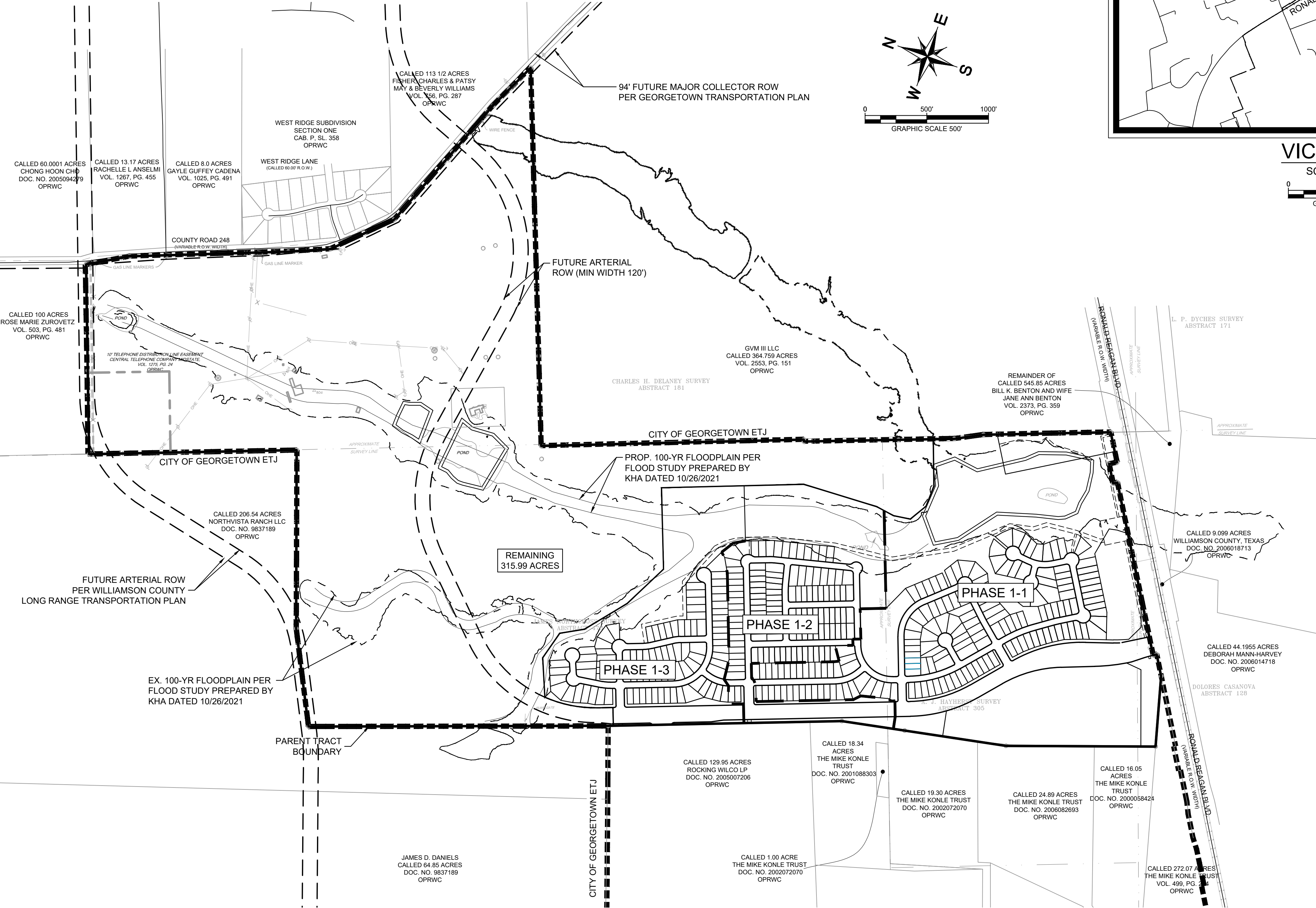
THIS SITE IS LOCATED IN THE NORTH FORK OF THE SAN GABRIEL WATERSHED.  
THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

NO SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INDICATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP #4489102275E FOR WILLIAMSON COUNTY, EFFECTIVE DATE SEPTEMBER 26, 2008.

GENERAL NOTES:

- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS OR APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
- FOR RIGHT-OF-WAY DEDICATION BEYOND 120 FEET IN OVERALL WIDTH, OR MAJOR HIGHWAYS AND ROADS, THE BUILDING SETBACK LINE OF 50 FEET MAY BE REDUCED BY THE WIDTH OF THE ADDITIONAL RIGHT-OF-WAY BEING DEDICATED BEYOND 120 FEET IN OVERALL WIDTH. HOWEVER, IN NO EVENT SHALL THE BUILDING SETBACK LINE BE LESS THAN 25 FEET FROM THE EDGE OF RIGHT-OF-WAY.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- NO STRUCTURE OR IMPROVEMENT OF ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- WATER SERVICE PROVIDED BY: CITY OF GEORGETOWN
- WASTEWATER SERVICE PROVIDED BY: CITY OF GEORGETOWN
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
- ALL STREETS TO BE DEDICATED FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET FOR LOCAL STREETS AND 470 FEET FOR COLLECTOR STREETS. THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 1800 FEET FOR ARTERIAL STREETS.
- ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURES 25 FEET FROM THE FRONT PROPERTY LINE.
- IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO WILD NOLINA WAY.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISIONS OF LOT 26, BLOCK A AND LOT 2, BLOCK R PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT 26, BLOCK A AND LOT 2, BLOCK R INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION, (2) LOTS, OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR A SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
- A RIGHT TURN LANE WILL BE INSTALLED ALONG RONALD REAGAN BLVD. BEFORE THE 340TH LOT GETS PLATTED. A LEFT TURN LANE ON RONALD REAGAN BLVD. WILL BE INSTALLED WITH PHASE 1-1. TURN LANES TO BE 615' LONG. THIS INCLUDES THE TURN LANE TRANSITION, DESIGN TO FOLLOW CURRENT TXDOT DESIGN STANDARDS.
- DEVELOPER AGREES TO DEDICATE RIGHT-OF-WAY FOR COUNTY ROAD 248 IN ORDER TO ACHIEVE A MINIMUM RIGHT-OF-WAY WIDTH OF 94' WITH THE FUTURE PHASES OF THIS DEVELOPMENT. 94' WIDTH IS BASED ON THE CITY OF GEORGETOWN'S CURRENT SUBDIVISION STANDARDS FOR A MAJOR COLLECTOR ROADWAY.
- DEVELOPER AGREES DEDICATE RIGHT-OF-WAY IN FUTURE PHASES AS GENERALLY SHOWN ON THIS SHEET FOR FUTURE ARTERIALS IN ORDER TO ACHIEVE THE GOALS OF THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN. FOR FULL ARTERIAL RIGHT OF WAY DEDICATION, THE MINIMUM WIDTH SHALL BE 120'.



ENGINEER/SURVEYOR

**Kimley»Horn**

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CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER

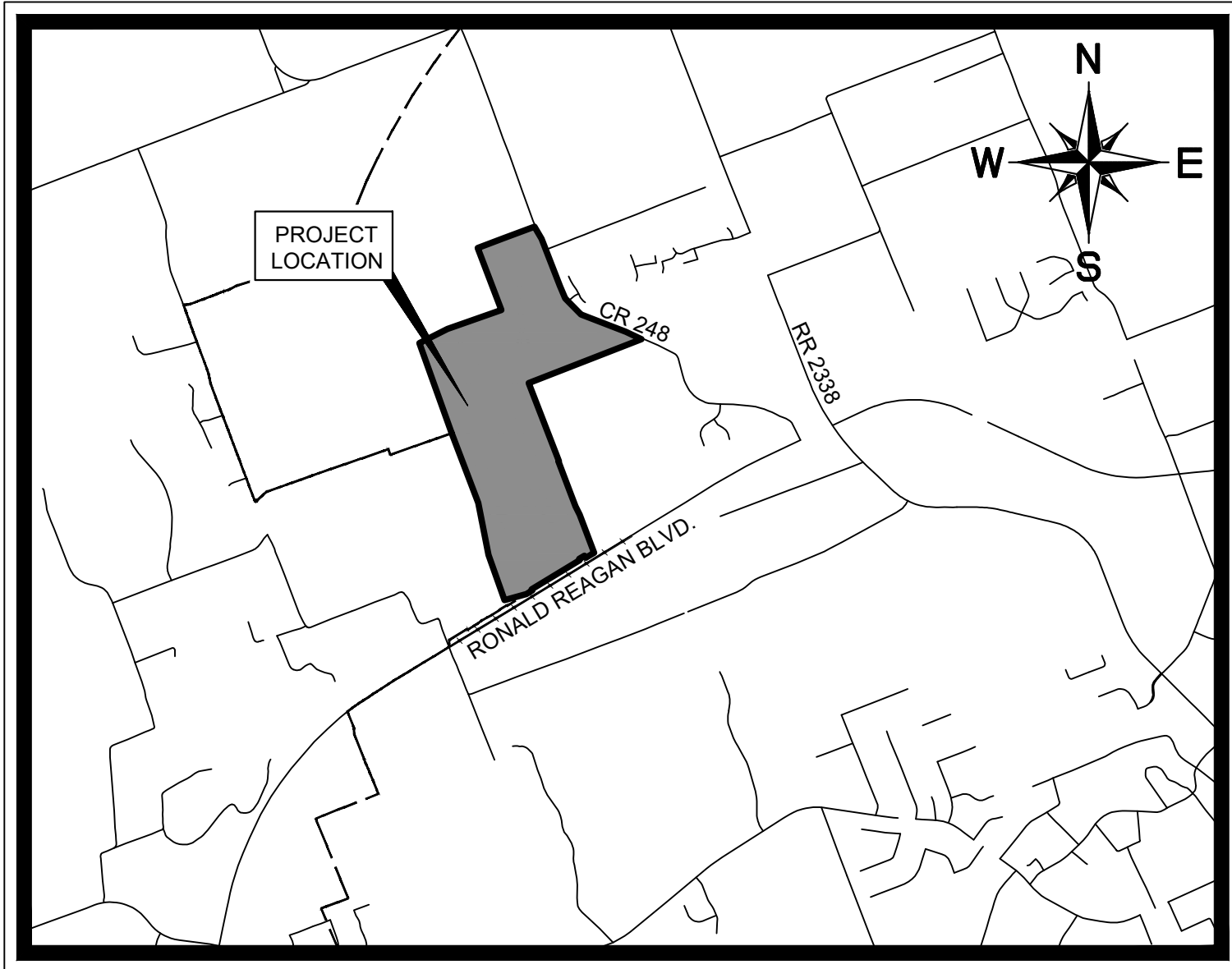
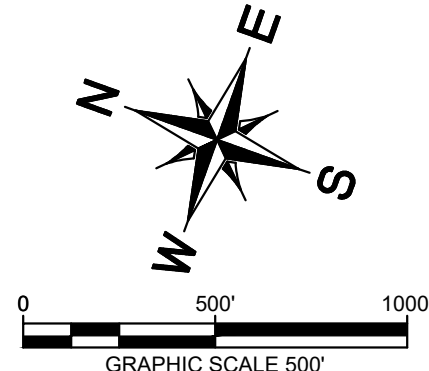
JOHNSON DEVELOPMENT SERVICES  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
TEL: (512) 496-4070  
CONTACT: TOMMY TUCKER

# BENTON TRACT

## PHASE 1 SECTIONS 1, 2 & 3

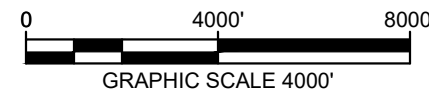
### PRELIMINARY PLAT

### WILLIAMSON COUNTY



VICINITY MAP

SCALE: 1" = 4,000'



TOTAL NO. OF LOTS: 384

- NO. OF BLOCKS: 18
- NO. OF 45 LOTS: 77
- NO. OF 50' LOTS: 192
- NO. OF 60' LOTS: 99
- NO. OF SINGLE FAMILY LOTS: 368
- NO. OF AMENITY LOTS: 1
- NO. OF OPEN SPACE/DRAINAGE LOTS: 4
- NO. OF LANDSCAPE LOTS: 9
- NO. OF COMMERCIAL LOTS: 1
- NO. OF MULTIFAMILY LOTS: 1

TOTAL LINEAR FOOTAGE OF STREETS: 19,632 LF

ACREAGE THIS PHASE: 207.53  
ACREAGE ENTIRE SUBDIVISION: 523.52

ORIGINAL SUBMITTAL DATE: NOVEMBER 5, 2021

**Kimley»Horn**

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TEXAS REGISTERED ENGINEERING FIRM F-928

02/17/2022



KHA PROJECT	069291601
DATE	FEBRUARY 2022
SCALE	AS SHOWN
DESIGNED BY	AGD
DRAWN BY	DPD
CHECKED BY	AEG

OVERALL PRELIMINARY PLAT

**BENTON TRACT**  
PHASE 1, SECTIONS 1, 2 & 3  
**PRELIMINARY PLAT**  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
1

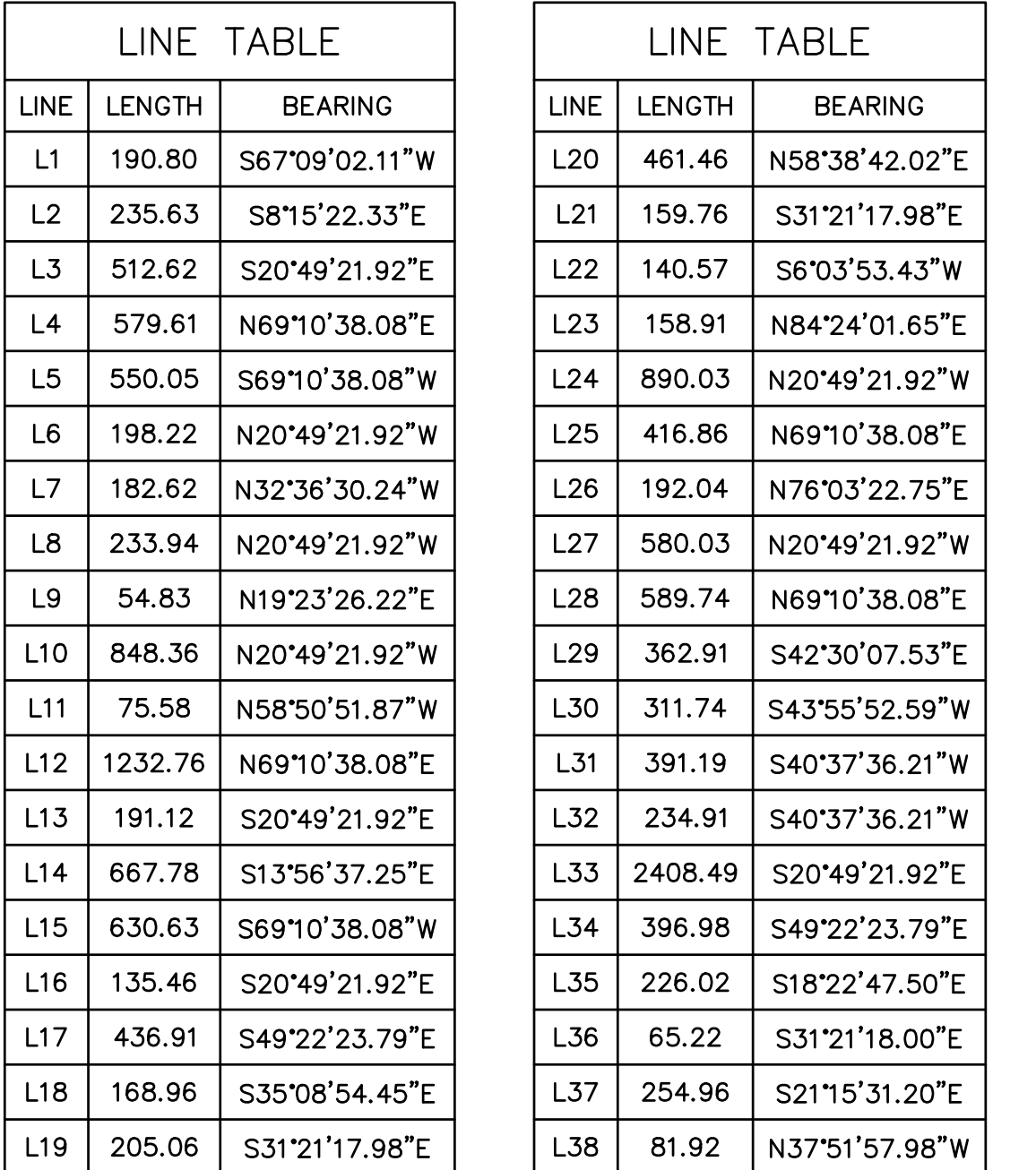
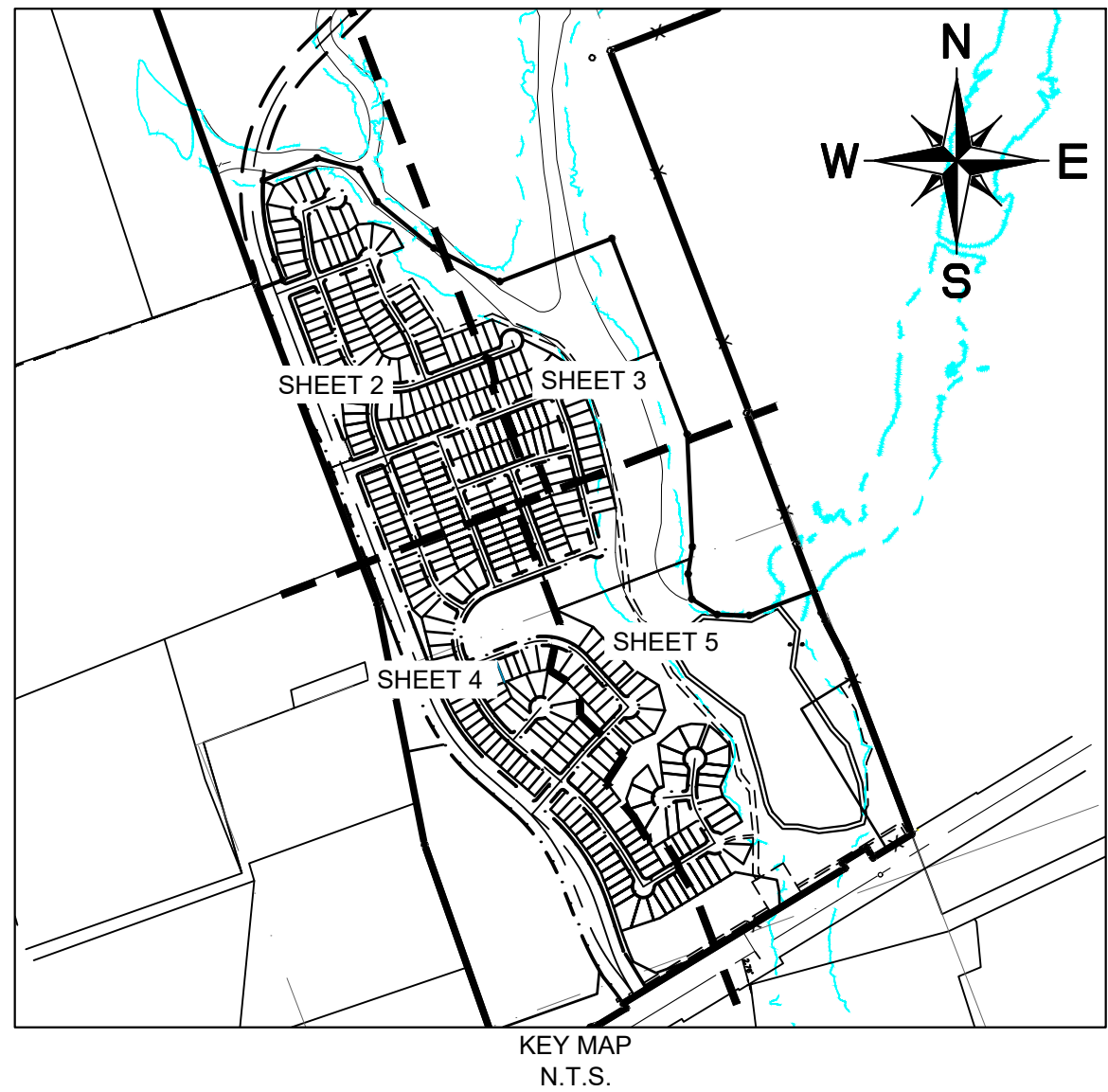
KHA PROJECT NO. 069291601

BENTON TRACT PRELIMINARY PLAN







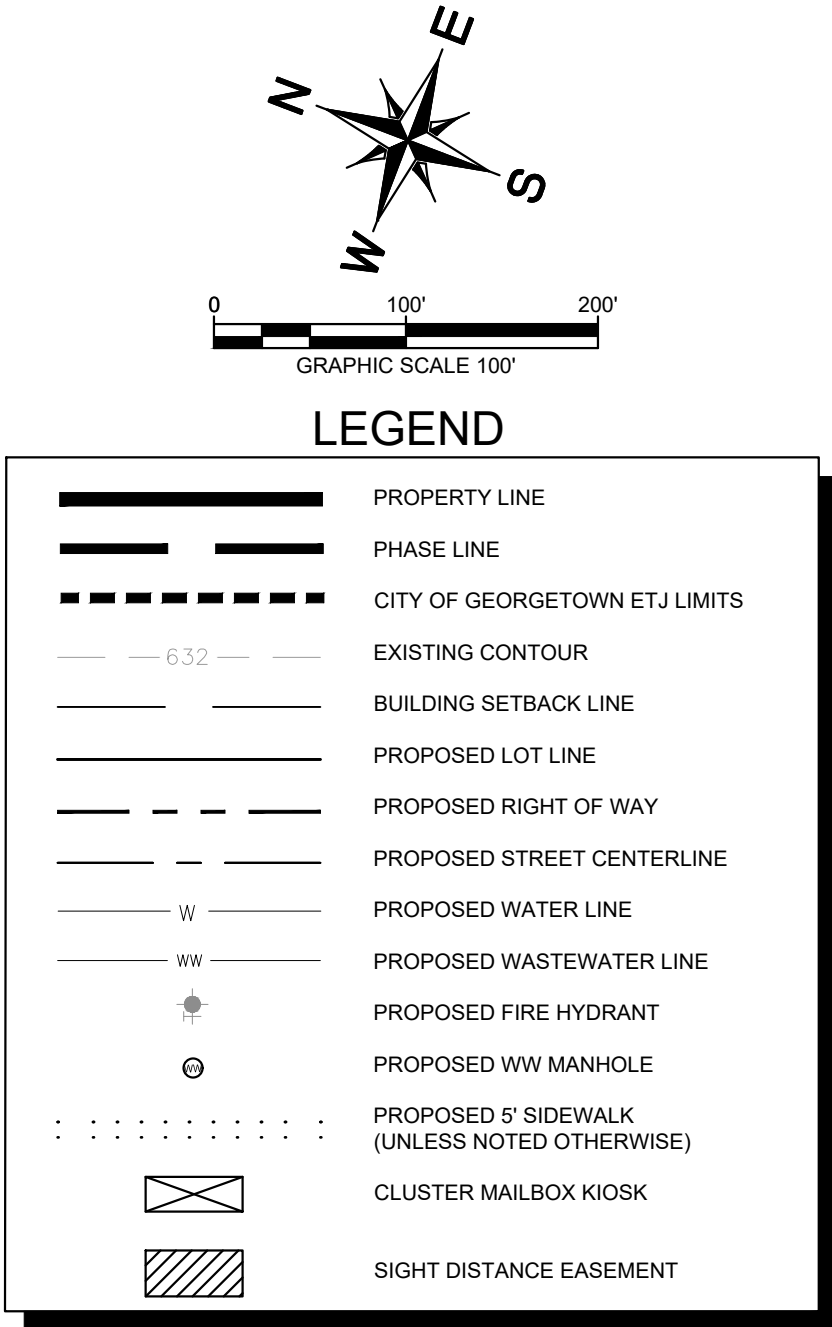
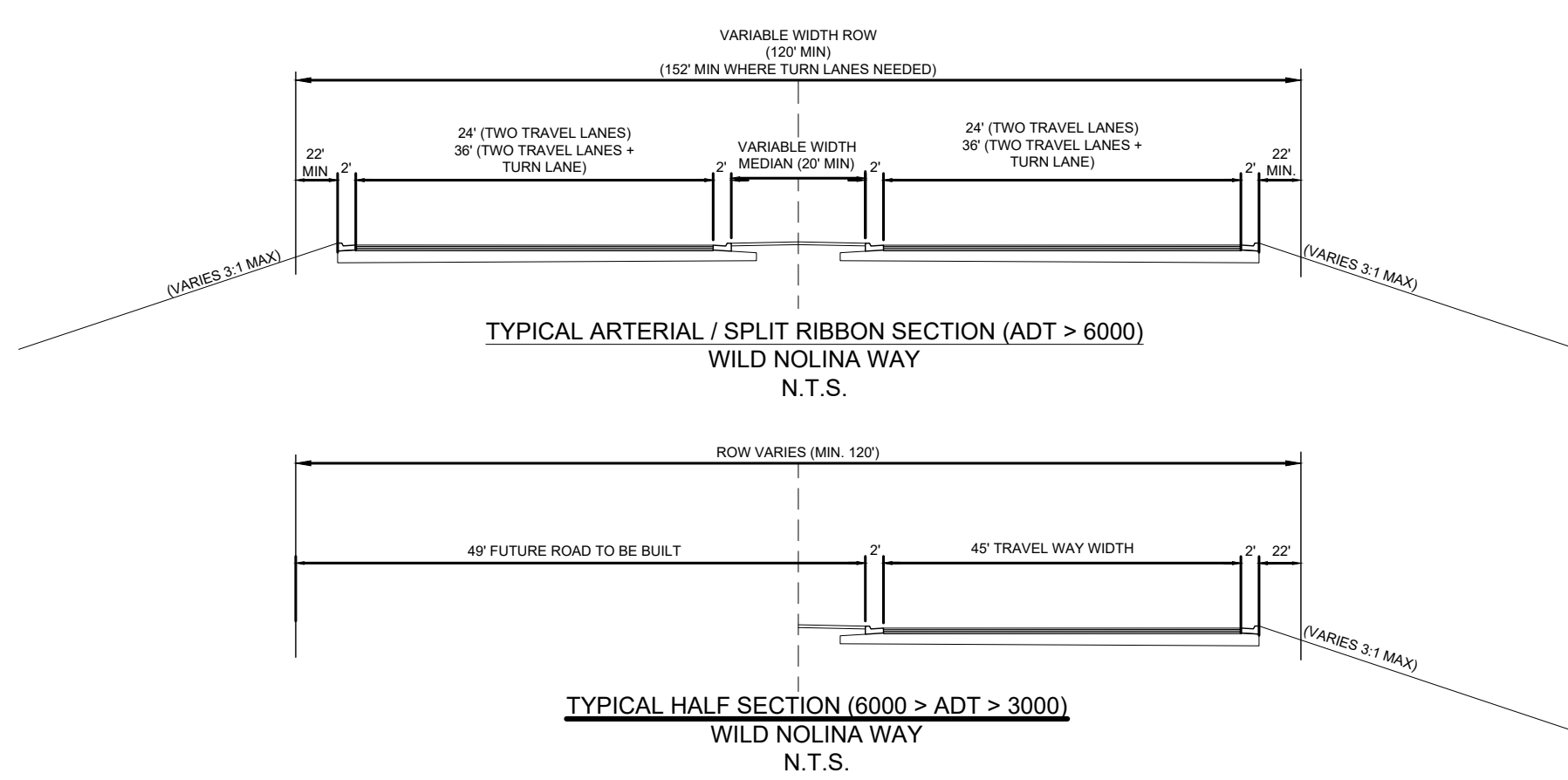


CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	300.00'	65.80'	S14°32'22"E	65.67'	12°34'00"	33.03'
C2	300.00'	471.24'	S65°49'22"E	424.26'	90°00'00"	300.00'
C3	300.00'	61.71'	N26°42'56"W	61.60'	11°47'08"	30.96'
C4	300.00'	61.71'	N26°42'56"W	61.60'	11°47'08"	30.96'
C5	300.00'	210.56'	N0°42'58"W	206.26'	10°02'48"	109.82'
C6	300.00'	199.10'	N39°50'07"W	195.46'	38°01'30"	103.37'
C7	300.00'	36.02'	S17°23'00"E	36.00'	6°52'45"	18.03'
C8	280.00'	439.82'	S24°10'38"W	395.98'	90°00'00"	280.00'
C9	840.00'	418.57'	S35°05'53"E	414.26'	28°33'02"	213.73'
C10	1000.00'	248.27'	S42°15'39"E	247.63'	14°13'29"	124.78'
C11	500.00'	33.10'	S33°15'06"E	33.10'	3°47'36"	16.56'
C12	300.00'	195.93'	S12°38'42"E	192.47'	37°25'11"	101.60'
C13	500.00'	60.03'	N72°37'00"E	60.00'	6°52'45"	30.05'
C14	300.00'	357.73'	S76°39'45"E	336.91'	68°19'14"	203.58'
C15	500.00'	28.84'	S42°16'44"W	28.83'	3°18'16"	14.42'
C16	1080.00'	538.16'	S35°05'53"E	532.61'	28°33'02"	274.79'
C17	1080.00'	584.21'	S33°52'36"E	577.12'	30°59'36"	299.44'
C18	1080.00'	244.58'	S24°52'03"E	244.05'	12°58'31"	122.81'
C19	1080.00'	529.95'	S35°18'57"E	524.65'	28°06'53"	270.42'
C20	1080.00'	313.04'	S29°33'45"E	311.95'	16°36'27"	157.63'
C21	1080.00'	93.90'	S35°22'32"E	93.87'	4°58'53"	46.98'







[illegible]

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