SHEET INDEX

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NOLINA

PHASE 2A & 2B PRELIMINARY PLAT WILLIAMSON COUNTY

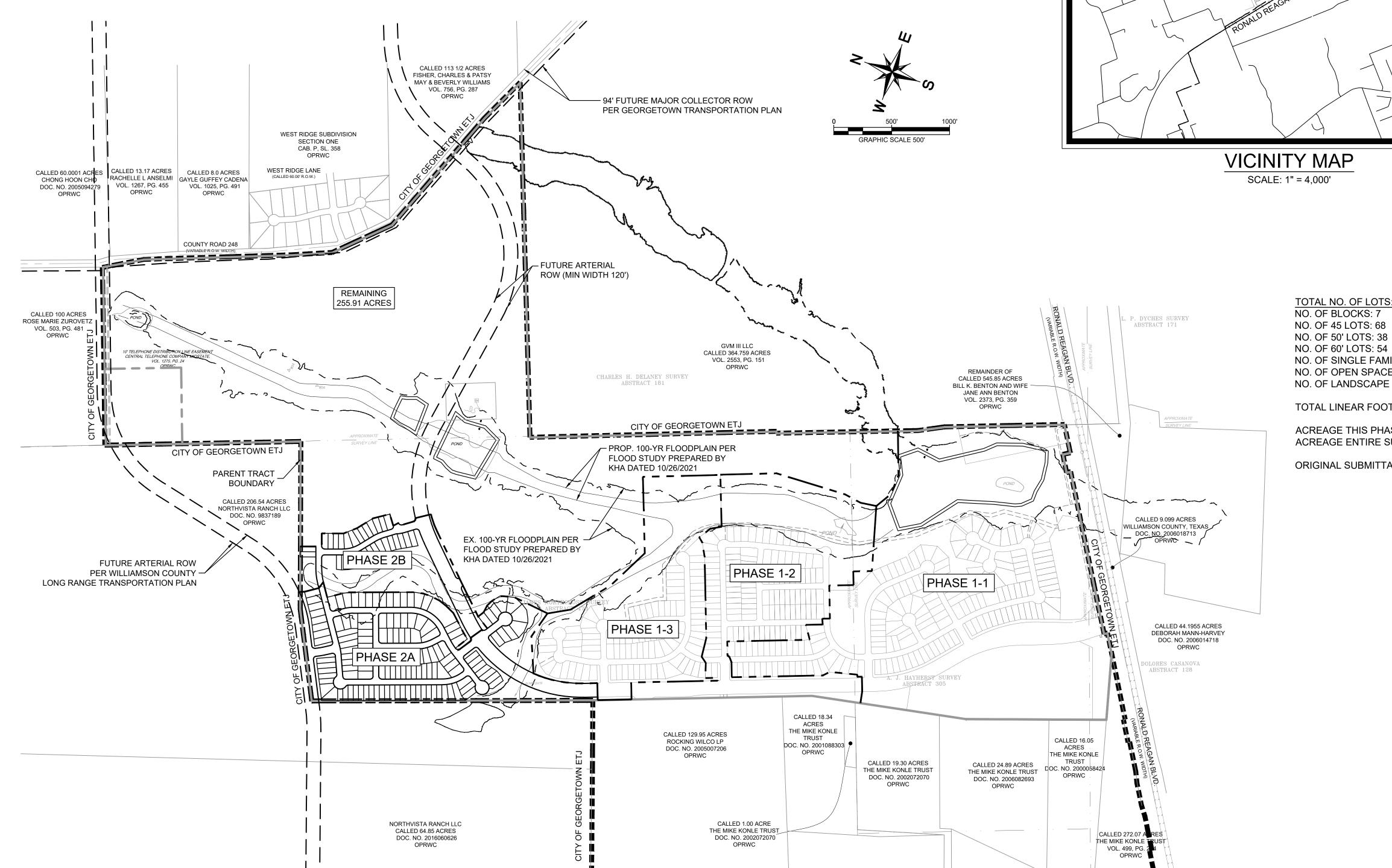
WATERSHED STATUS

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

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INDICATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48491C0275E. EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

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
- 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
- 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.
- 11. 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.
- 12. 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. 14. ALL STREETS TO BE DEDICATED FOR PUBLIC USE.
- 15. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION
- 16. 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 1080 FEET FOR ARTERIAL 17. ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET
- FROM THE FRONT PROPERTY LINE.
- 18. IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 19. NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED. 20. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD
- AND NOT TO THE ADJACENT ARTERIAL ROADWAYS. 21. 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 1 BLOCK A, LOT 12 BLOCK A, LOT 1 BLOCK B, LOT 42 BLOCK B, LOT 1 BLOCK C, LOT 1 BLOCK G, AND LOT 1 BLOCK I, PROPOSED WITH THIS PRELIMINARY PLAT. (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
- 22. 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.
- 23. 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'. 24. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- 25. THE 3B&J MUD WILL RETAIN OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR VEGETATION IN ALL OPEN SPACE, DRAINAGE, AND LANDSCAPE LOTS. WILLIAMSON COUNTY TO BE MAINTAIN STRUCTURES IN DRAINAGE LOTS WHICH WILL BE IN PUBLIC EASEMENTS.



TOTAL NO. OF LOTS: 167 NO. OF 45 LOTS: 68

NO. OF SINGLE FAMILY LOTS: 160 NO. OF OPEN SPACE/DRAINAGE LOTS: 5 NO. OF LANDSCAPE LOTS: 2 TOTAL LINEAR FOOTAGE OF STREETS: 9,362 LF

ACREAGE THIS PHASE: 60.03 ACREAGE ENTIRE SUBDIVISION: 523.52

PROJECT LOCATION

ORIGINAL SUBMITTAL DATE: 02/17/2023

ENGINEER/SURVEYOR



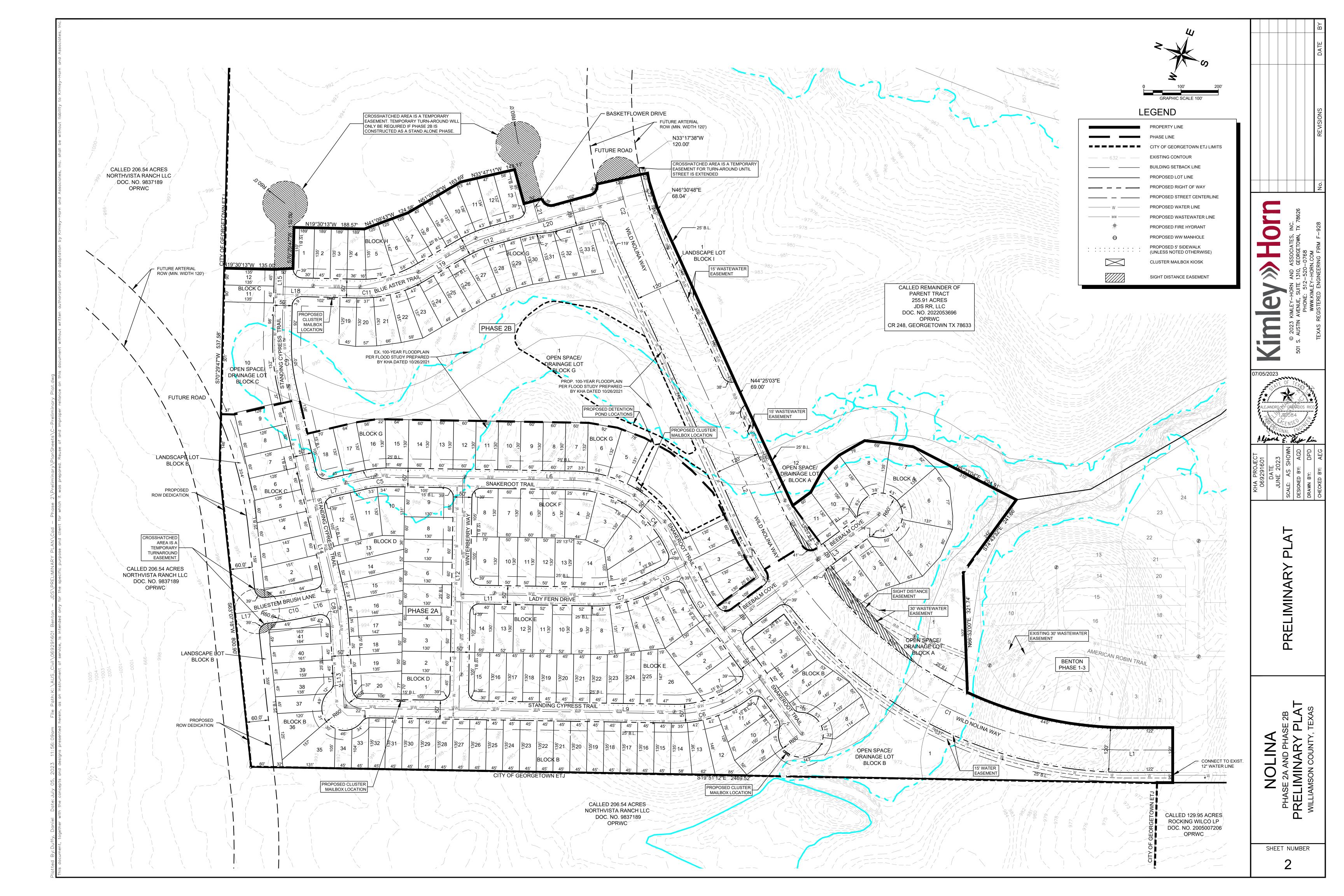
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

CERTIFICATE OF REGISTRATION #928

OWNER/DEVELOPER

JDS RR LLC. 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 TEL: (832) 326-6904 CONTACT: RICK YARBROUGH

SHEET NUMBER



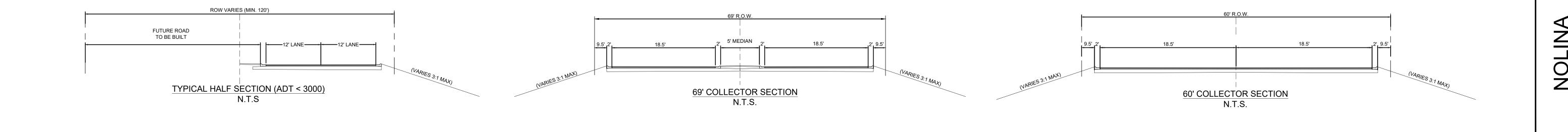
	LINE	TABLE
LINE	LENGTH	BEARING
L1	2530.24	N20°49'21.92"\
L2	748.20	N44°53'28.41"
L3	278.73	S57°14'59.46"
L4	410.71	N32°45'00.54"
L5	67.85	N42°52'59.54"
L6	494.88	N19°50'11.02"\
L7	141.19	N33°55'12.96"\
L8	56.80	S57°14'59.46"
L9	884.44	S19°50'11.02"E
L10	117.44	S47°07'00.46"
L11	355.64	S19°50'11.02"E
L12	620.00	N70°09'48.98"
L13	225.26	N65°52'07.62"
L14	566.67	N56°04'47.04"
L15	190.22	N70°29'47.36"
L16	115.92	S32°09'30.82"
L17	112.81	S26°52'41.99"
L18	205.51	N19°30'12.64"\
L19	125.91	N51°07'37.58"\
L20	356.41	N36°13'17.63"\
L21	54.75	N53°46'42.37"
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CURVE TABLE								
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT		
C1	1080.00	1238.68	N12°02'03"E	1171.90'	65°42'50"	697.53		
C2	1080.00'	1023.74	N72°02'48"E	985.84	54°18'39"	553.98'		
C3	400.00'	70.74	N37°49'00"E	70.65'	10°07'59"	35.46'		
C4	300.00'	328.40'	N11°31'24"E	312.25	62°43'11"	182.83'		
C5	300.00'	73.74'	N26 ° 52'42"W	73.56'	14°05'02"	37.06'		
C6	300.00'	195.90'	S38 ° 32'35"E	192.43	37°24'48"	101.58'		
C7	300.00'	142.84	S33°28'36"E	141.49'	27°16'49"	72.80'		
C8	500.00'	85.43'	N60°58'27"E	85.32'	9°47'21"	42.82'		
C9	500.00'	125.81'	N63°17'17"E	125.48	14°25'00"	63.24'		
C10	500.00'	46.08'	S29°31'06"E	46.06'	5°16'49"	23.06'		
C11	300.00'	165.58'	N35°18'55"W	163.49	31°37'25"	84.96'		
C12	400.00'	104.06'	N43°40'28"W	103.77	14°54'20"	52.33'		

STREET DESIGN TABLE								
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY	SIDEWALK
WILD NOLINA WAY	ARTERIAL	45 MPH	2,331'	120' (MIN)	*24 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BEEBALM COVE	MINOR COLLECTOR	35 MPH	279	60'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
	MINOR COLLECTOR	35 MPH	241'	69'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
SNAKEROOT TRAIL	LOCAL	25 MPH	1657'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
STANDING CYPRESS TRAIL	LOCAL	25 MPH	2330'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
LADY FERN DRIVE	LOCAL	25 MPH	616'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
WINTERBERRY WAY	LOCAL	25 MPH	620'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BLUESTEM BRUSH LANE	MINOR COLLECTOR	35 MPH	275'	69'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BLUE ASTER TRAIL	LOCAL	25 MPH	722'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
	MINOR COLLECTOR	35 MPH	236'	69'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BASKETFLOWER DRIVE	LOCAL	25 MPH	55'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES

NOTE: MINIMUM ROW WIDTH FOR MINOR COLLECTOR IS 60'.

*PAVEMENT WIDTH BASED ON ESTIMATED AVERAGE DAILY TRIPS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS OF DECEMBER 7TH, 2021.



PRELIMINARY PLAT

SCALE: AS SHOWN

DESIGNED BY: AGD

DESIGNED BY: AGD

DESIGNED BY: AGD

SCALE: AS SHOWN

DESIGNED BY: AGD

SCALE: AS SHOWN

DESIGNED BY: AGD

SCALE: AS SHOWN

DESIGNED BY: AGD

SOLOTION AND ASSIGNED B

SHEET NUMBER