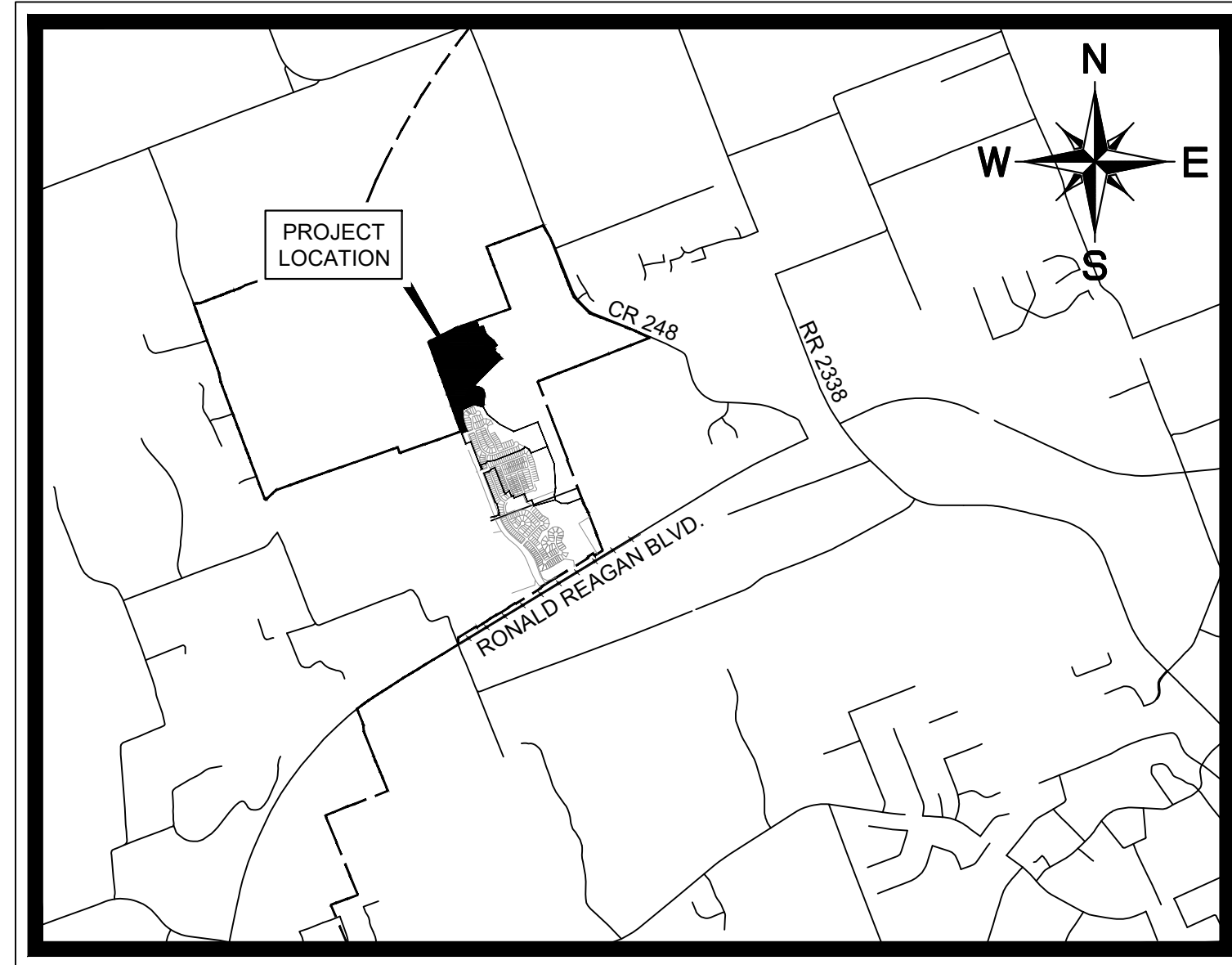


SHEET NO.		DESCRIPTION	
1		OVERALL PRELIMINARY PLAT	
2		PRELIMINARY PLAT	
3		PRELIMINARY PLAT DETAILS	

0 500' 1000'

GRAPHIC SCALE 500'



Site plan for the proposed 100-year floodplain study area in Georgetown, Texas. The plan shows the remaining 255.91 acres, divided into Phase 1-1, Phase 1-2, Phase 1-3, Phase 2A, and Phase 2B. It includes various property lines, easements, and surrounding infrastructure like County Road 248 and West Ridge Lane. The plan also shows the future arterial right-of-way (ROW) and the future major collector ROW. The plan is bounded by the City of Georgetown ETJ on the north, east, and south, and the City of Georgetown ETJ on the west. The plan includes a north arrow and a graphic scale of 500 feet.

Key features and labels on the plan:

- Remaining Area:** 255.91 ACRES
- Phases:** PHASE 1-1, PHASE 1-2, PHASE 1-3, PHASE 2A, PHASE 2B
- Future Arterial ROW:** (MIN WIDTH 120')
- Future Major Collector ROW:** PER GEORGETOWN TRANSPORTATION PLAN
- City of Georgetown ETJ:** (East, West, South, North boundaries)
- County Road 248:** (AVENUE R.O.W. WEST)
- West Ridge Lane:** (CALLED 60.99 ACRES)
- Parent Tract Boundary:** (CALLED 206.54 ACRES)
- Prop. 100-YR Floodplain:** PER FLOOD STUDY PREPARED BY KHA DATED 10/26/2021
- Ex. 100-YR Floodplain:** PER FLOOD STUDY PREPARED BY KHA DATED 10/26/2021
- Surrounding Properties:**
 - Called 113 1/2 ACRES FISHER, CHARLES & PATSY MAY & BEVERLY WILLIAMS VOL. 756, PG. 287 OPRWC
 - Called 60.0001 ACRES CHONG HOON CHA DOC. NO. 2005094279 OPRWC
 - Called 13.17 ACRES RACHELLE L ANSELM VOL. 1287, PG. 455 OPRWC
 - Called 8.0 ACRES GAYLE GUFFEY CADENA VOL. 1025, PG. 491 OPRWC
 - Called 100 ACRES ROSE MARIE ZUROVETZ VOL. 503, PG. 481 OPRWC
 - Called 129.95 ACRES ROCKING WILCO LP DOC. NO. 2005007206 OPRWC
 - Called 16.34 ACRES THE MIKE KONLE TRUST DOC. NO. 2001088303 OPRWC
 - Called 19.30 ACRES THE MIKE KONLE TRUST DOC. NO. 2002072070 OPRWC
 - Called 24.89 ACRES THE MIKE KONLE TRUST DOC. NO. 2006082693 OPRWC
 - Called 16.05 ACRES THE MIKE KONLE TRUST DOC. NO. 200008424 OPRWC
 - Called 272.07 ACRES THE MIKE KONLE TRUST VOL. 499, PG. 41 OPRWC
 - Called 44.1955 ACRES DEBORAH MANN-HARVEY DOC. NO. 2006014718 OPRWC
 - Called 9.099 ACRES WILLIAMSON COUNTY, TEXAS DOC. NO. 2006018713 OPRWC
 - Called 540.85 ACRES BILLY K. BENTON AND WIFE JANE ANN BENTON VOL. 2373, PG. 399 OPRWC
 - Called 64.85 ACRES NORTHVISTA RANCH LLC DOC. NO. 2016090626 OPRWC
 - Called 1.00 ACRE THE MIKE KONLE TRUST DOC. NO. 2002072070 OPRWC

ORIGINAL SUBMITTAL DATE: 02/17/2023

Kimley»Horn

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[illegible]

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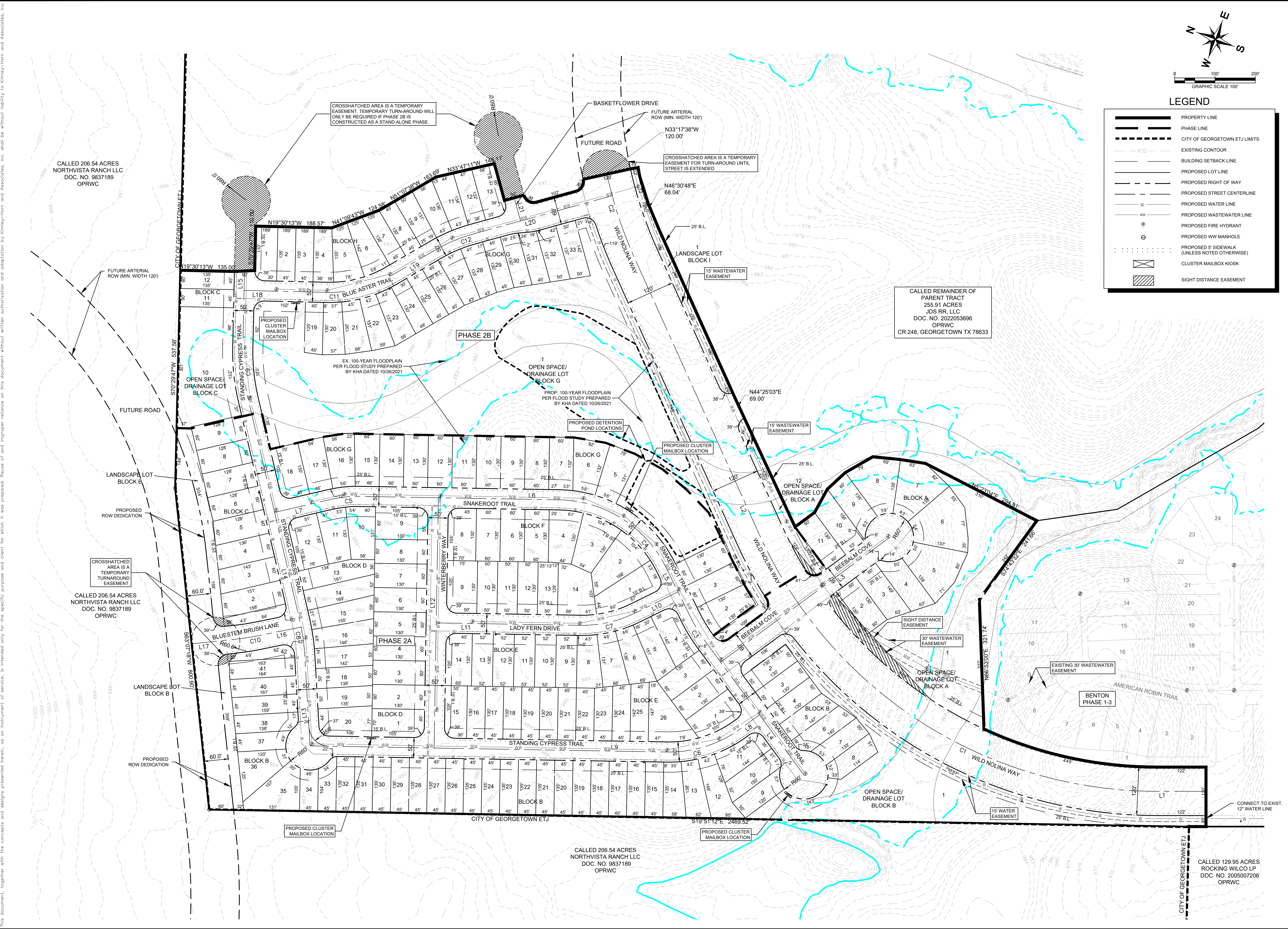
07/05/2023

KHA PROJECT 069291601	DATE JUNE 2023	SCALE: AS SHOWN	DESIGNED BY: AGD	DRAWN BY: DPD	CHECKED BY: AFG
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NOLINA
PHASE 2A AND PHAS
PRELIMINARY P
WILLIAMSON COUNTY, T

SHEET NUMBER
1

Plotted By: Duffy, Daniel Date: July 05, 2023 11:56:09am File Path: \\K:\AUS-Civil\069291601 Benton - JDS PRELIMINARY PLAN\Sheets\C-Preliminary Plat.dwg
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KHA PROJECT 069291601		DATE JUNE 2023		SCALE: AS SHOWN		DESIGNED BY: AGD		DRAWN BY: DPD		CHECKED BY: AEC	
PRELIMINARY PLAT		PRELIMINARY PLAT		NOLINA PHASE 2A AND PHASE 2B		PRELIMINARY PLAT		PRELIMINARY PLAT		SHEET NUMBER 2	
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