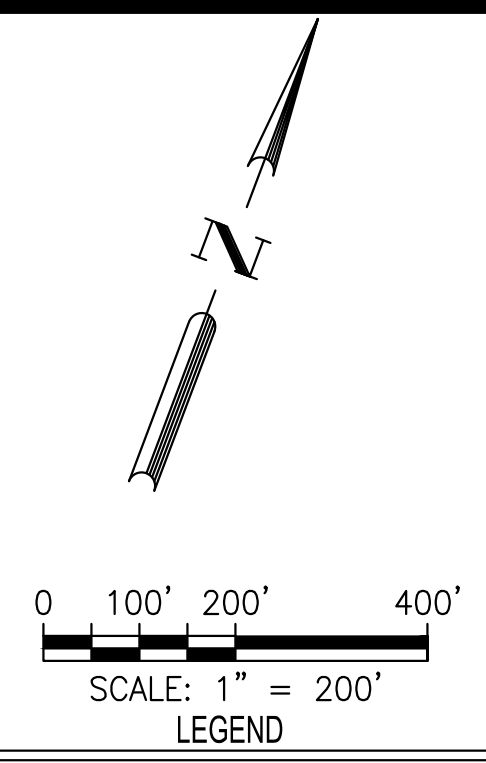
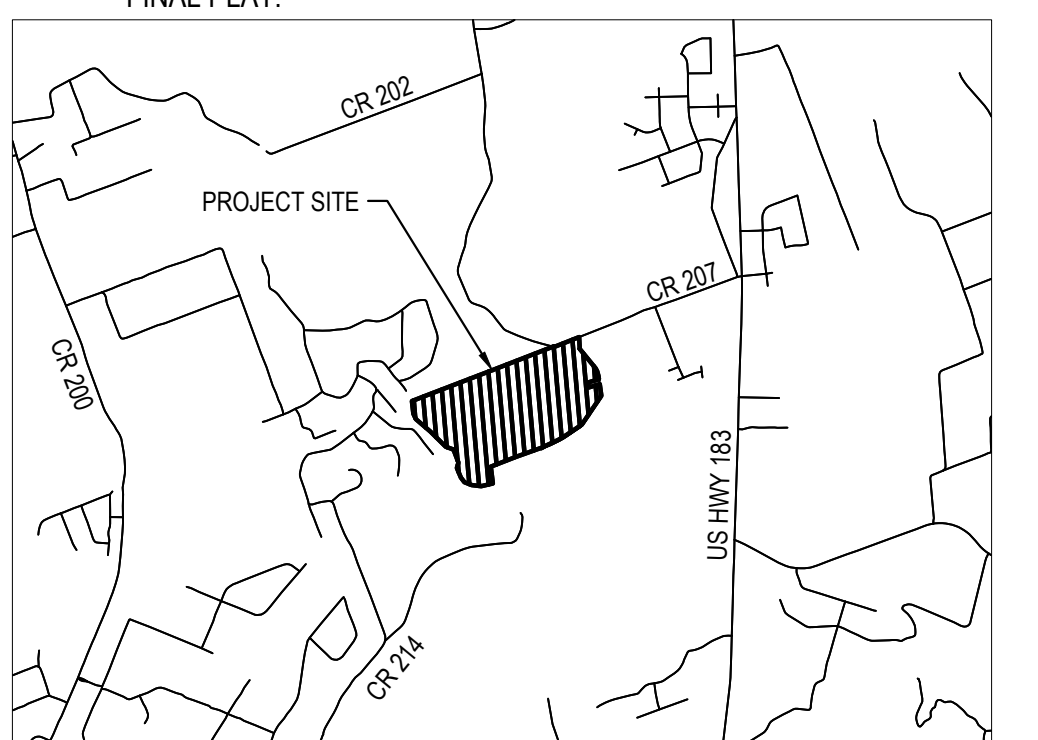


WARREN TRACT "CASCADE" PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



- NOTES:**
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.). THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN, AN INSPECTION FEE, AND A RE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
 - NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED. (WCSR F1.2)
 - THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, 10 FEET FROM THE BACK OF LOT LINE AND 5 FEET FROM THE SIDES OF LOT LINES. CORNER LOTS WILL BE 15 FT FROM THE RIGHT-OF-WAY SIDE INSTEAD OF 5 FEET.
 - THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION REQUIREMENT IN ACCORDANCE WITH WCSR SECTION B11.1.1 DUE TO ITS PROXIMITY TO THE DETENTION EXEMPT STREAM REACH OF THE NORTH FORK SAN GABRIEL RIVER. THE INTERSECTION OF FINDERS PASS AND THE I-2 CORRIDOR MAY NOT HAVE ACCESS OR MAY HAVE POTENTIALLY LIMITED ACCESS.
 - UTILITY PROVIDERS WILL BE:
WATER: CITY OF GEORGETOWN
WASTEWATER: WCMUD 38
ELECTRICAL: PEDERNALES ELECTRICAL COOPERATIVE
TELECOM: AT&T
 - 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 T. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT X BLOCK T 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 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.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021. RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 211, THE ADJACENT COUNTY ROAD, OR THE I-2 CORRIDOR.
 - ADDITIONAL ADJACENT PROPERTY OWNERSHIP INFORMATION:
A: AYORDINE, OLADIPO & ABIMBOLA, DOC #2022089010
B: STOUT, SETH & TIFFANY, DOC #2020118229
C: ANTON, CAROL & MANUEL, DOC #2020115197
 - CORRIDOR I2 IS NOT PROPOSED TO BE CONSTRUCTED AS PART OF THIS PRELIMINARY PLAT. IT IS ANTICIPATED THAT CONSTRUCTION OF CORRIDOR I2 WILL BE COMPLETED IN THE FUTURE BY WILLIAMSON COUNTY AND/OR ANOTHER GOVERNMENTAL ENTITY, BUT NOT BY THE OWNER OR DEVELOPER OF THIS SUBDIVISION. THE 120' RIGHT-OF-WAY SHOWN FOR CORRIDOR I2 WILL BE DEDICATED BY FINAL PLAT.

STREET DESIGN TABLE							
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	SIDEWALK
STAGEHORN PASS	LOCAL	25	949 LF	50'	33' F-F	URBAN	4' BOTH SIDES
FINDERS PASS	MINOR COLLECTOR	35	594 LF	60'	40' F-F	URBAN	4' BOTH SIDES
FINDERS PASS	MAJOR COLLECTOR	40	1,165 LF	60'	48' F-F	URBAN	4' BOTH SIDES
FINDERS PASS	LOCAL	25	1,147 LF	50'	33' F-F	URBAN	4' BOTH SIDES
COACH SIDE LANE	LOCAL	25	1,193 LF	50'	33' F-F	URBAN	4' BOTH SIDES
WAGON TRAIN DRIVE	LOCAL	25	1,068 LF	50'	33' F-F	URBAN	4' BOTH SIDES
CLEMENS DRIVE	LOCAL	25	971 LF	50'	33' F-F	URBAN	4' BOTH SIDES
LAMP LIGHT COVE	LOCAL	25	279 LF	50'	33' F-F	URBAN	4' BOTH SIDES
LOG JACK LANE	LOCAL	25	2,529 LF	50'	33' F-F	URBAN	4' BOTH SIDES
SPOKESHAVE LANE	MINOR COLLECTOR	35	1,179 LF	60'	40' F-F	URBAN	4' BOTH SIDES
REINSMAN WAY	LOCAL	25	725 LF	50'	33' F-F	URBAN	4' BOTH SIDES
GOLDEN PAINT TRAIL	LOCAL	25	2,656 LF	50'	33' F-F	URBAN	4' BOTH SIDES
GIMLET TRAIL	LOCAL	25	614 LF	50'	33' F-F	URBAN	4' BOTH SIDES
CAST IRON PASS	LOCAL	25	824 LF	50'	33' F-F	URBAN	4' BOTH SIDES
WHEEL HUB WAY	LOCAL	25	809 LF	50'	33' F-F	URBAN	4' BOTH SIDES
BUCKSAW DRIVE	LOCAL	25	686 LF	50'	33' F-F	URBAN	4' BOTH SIDES
OX SHOE TRAIL	LOCAL	25	976 LF	50'	33' F-F	URBAN	4' BOTH SIDES
SPOKE TURN AVENUE	MAJOR COLLECTOR	40	1,013 LF	60'-80'	48'-60' F-F	URBAN	4' BOTH SIDES
WHEELWRIGHT TRAIL	LOCAL	25	804 LF	50'	33' F-F	URBAN	4' BOTH SIDES
REAR BOOT WAY	LOCAL	25	1,432 LF	50'	33' F-F	URBAN	4' BOTH SIDES
BULLHIDE SPRINGS DRIVE	MINOR COLLECTOR	35	1,173 LF	60'	40' F-F	URBAN	4' BOTH SIDES
BULLHIDE SPRINGS DRIVE	LOCAL	25	946 LF	50'	33' F-F	URBAN	4' BOTH SIDES
OREGON ROAD	LOCAL	25	1,355 LF	50'	33' F-F	URBAN	4' BOTH SIDES
HOOF TRIMMER DRIVE	LOCAL	25	487 LF	50'	33' F-F	URBAN	4' BOTH SIDES
ADZE DRIVE	LOCAL	25	514 LF	50'	33' F-F	URBAN	4' BOTH SIDES
BARROW WAY	LOCAL	25	190 LF	50'	33' F-F	URBAN	4' BOTH SIDES
CORRIDOR I2	ARTERIAL					DESIGN BY OTHERS	



Sheet List Table

Sheet Number	Sheet Title
1	OVERALL PROPERTY BOUNDARY
2	PRELIMINARY PLAT (SHEET 1 OF 3)
3	PRELIMINARY PLAT (SHEET 2 OF 3)
4	PRELIMINARY PLAT (SHEET 3 OF 3)
5	PRELIMINARY DRAINAGE PLAN
6	PRELIMINARY UTILITY PLAN (SHEET 1 OF 2)
7	PRELIMINARY UTILITY PLAN (SHEET 2 OF 2)

TOTAL NO. OF LOTS:
NO. OF BLOCKS: 20
NO. OF SINGLE FAMILY LOTS: 827
NO. OF HIGH DENSITY SINGLE FAMILY/MULTI FAMILY/COMMERCIAL LOTS: 1
NO. OF OPEN SPACE LOTS: 8
NO. OF AMENITY CENTER LOTS: 1
NO. OF OPEN WQ POND/OPEN SPACE LOTS: 4
NO. OF WWTP POND/OPEN SPACE/DRAINAGE LOTS: 1
NO. OF WW TREATMENT PLANT LOTS: 1

TOTAL LINEAR FOOTAGE OF STREETS: 26,714 LF

ACREAGE ENTIRE SUBDIVISION: 232.44 ACRES

ORIGINAL SUBMITTAL DATE: 21 SEPTEMBER, 2022

OWNER:
LB WARREN, LLC
1001 CYPRESS CREEK ROAD
SUITE 203
CEDAR PARK, TX 78613

DEVELOPER:
CLAYTON SPOKESHAVE GROUP, INC.
DBA BROHN HOMES
6720 VAUGHT RANCH ROAD
SUITE 200
AUSTIN, TX 78730
512-320-8833

ENGINEER:
BGE, INC., TBPE F-1046
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

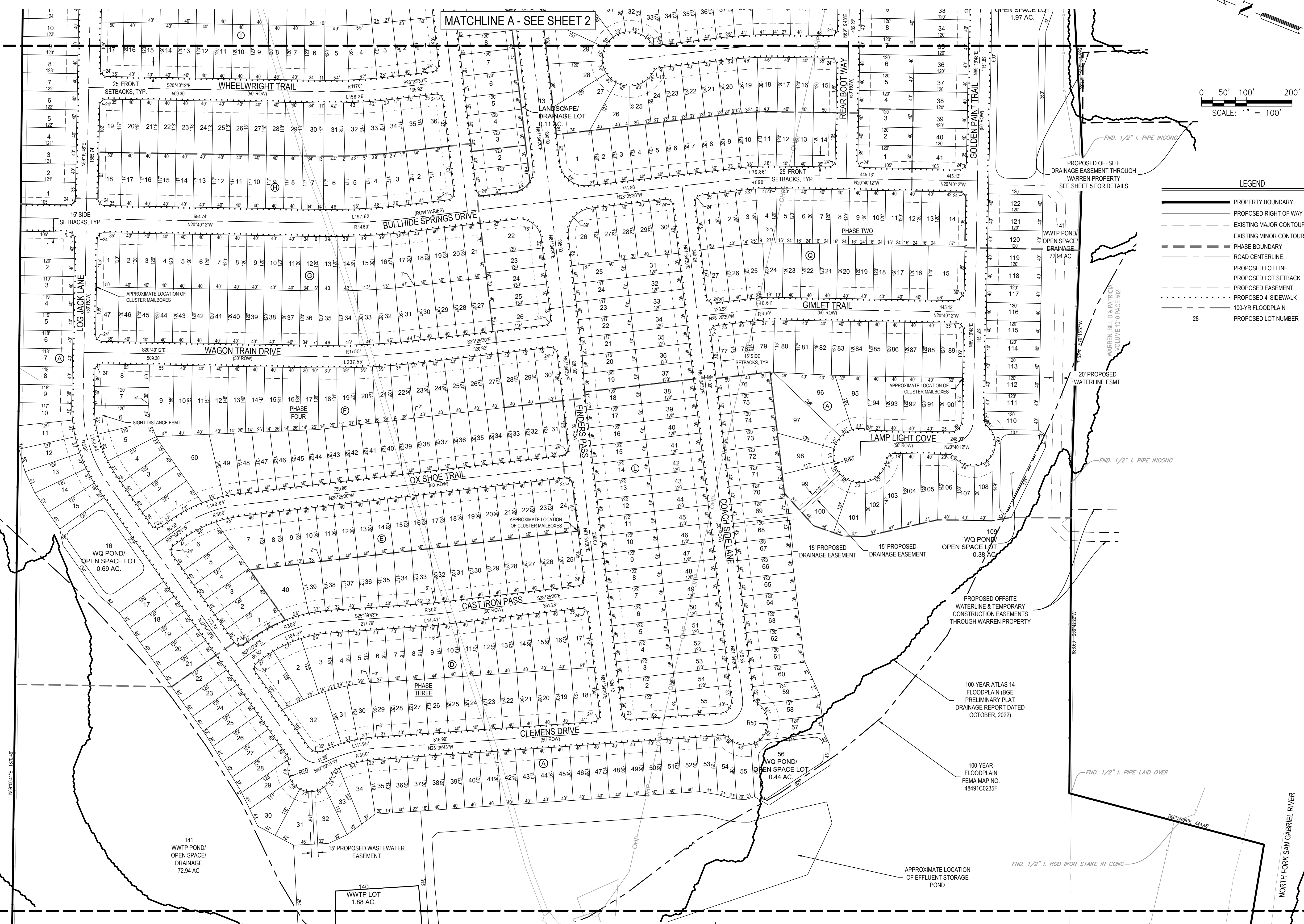
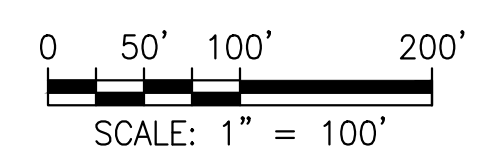
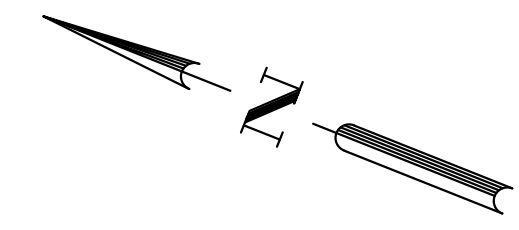
SURVEYOR:
BGE, INC., TBPE F-1046
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

WARREN TRACT
WILLIAMSON COUNTY, TEXAS
OVERALL PROPERTY BOUNDARY



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WARREN TRACT PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



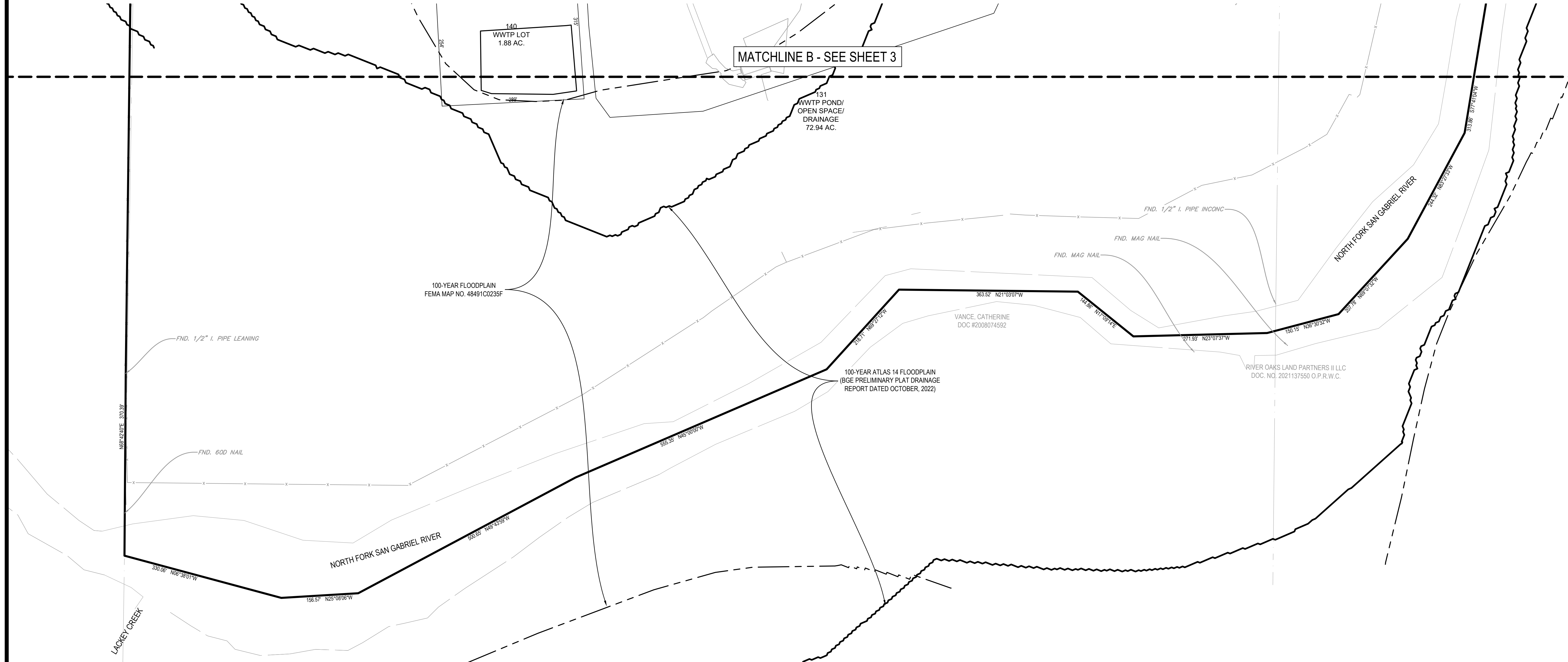
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	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PHASE BOUNDARY
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED LOT SETBACK
	PROPOSED EASEMENT
	PROPOSED 4' SIDEWALK
	100-YR FLOODPLAIN
	PROPOSED LOT NUMBER

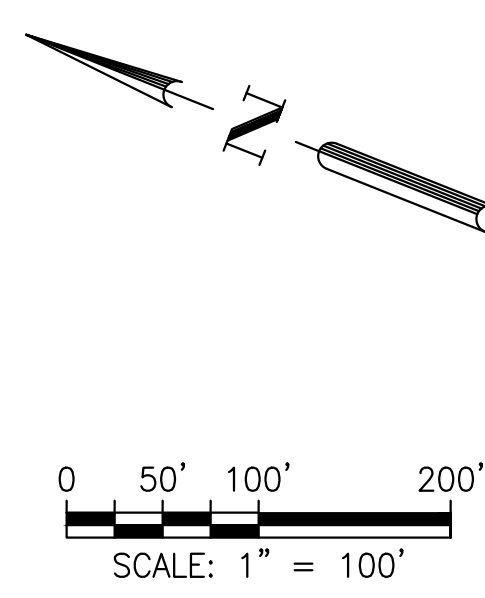
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WARREN TRACT WILLIAMSON COUNTY, TEXAS PRELIMINARY PLAT (SHEET 2 OF 3)	
09/26/2023 3 OF 7	

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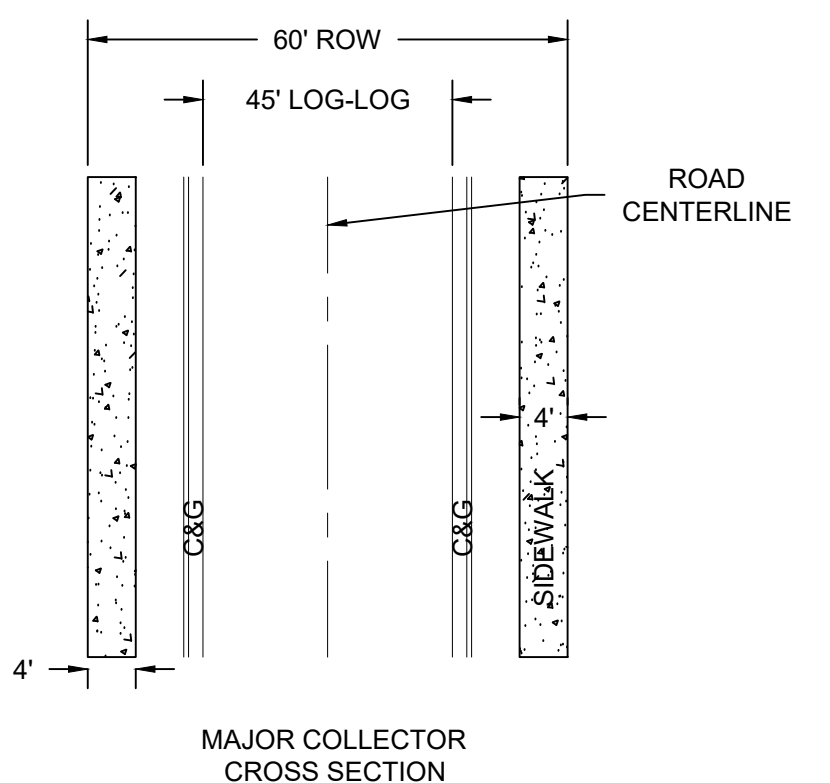
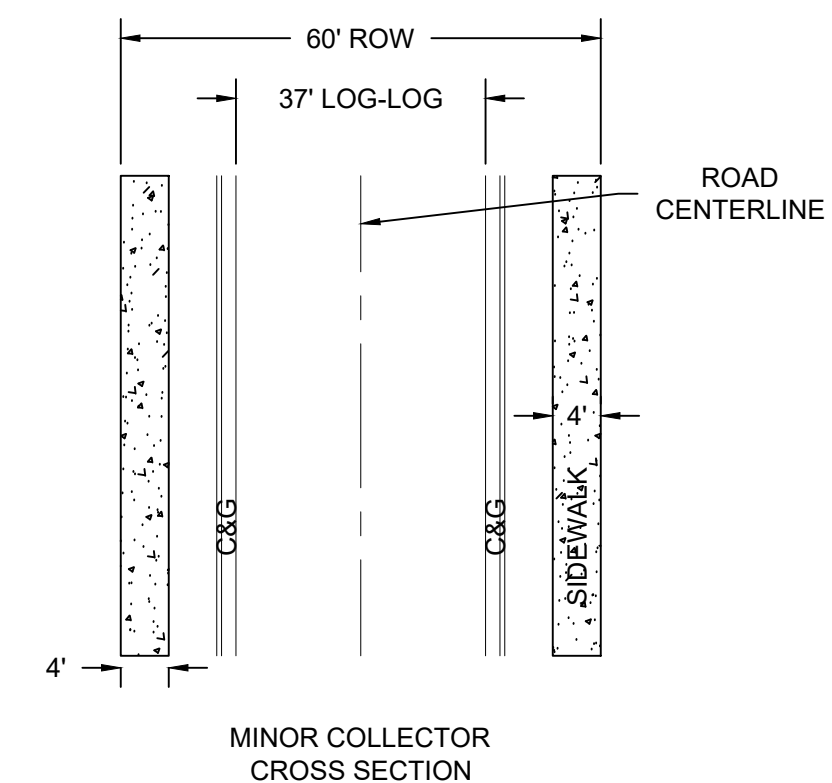
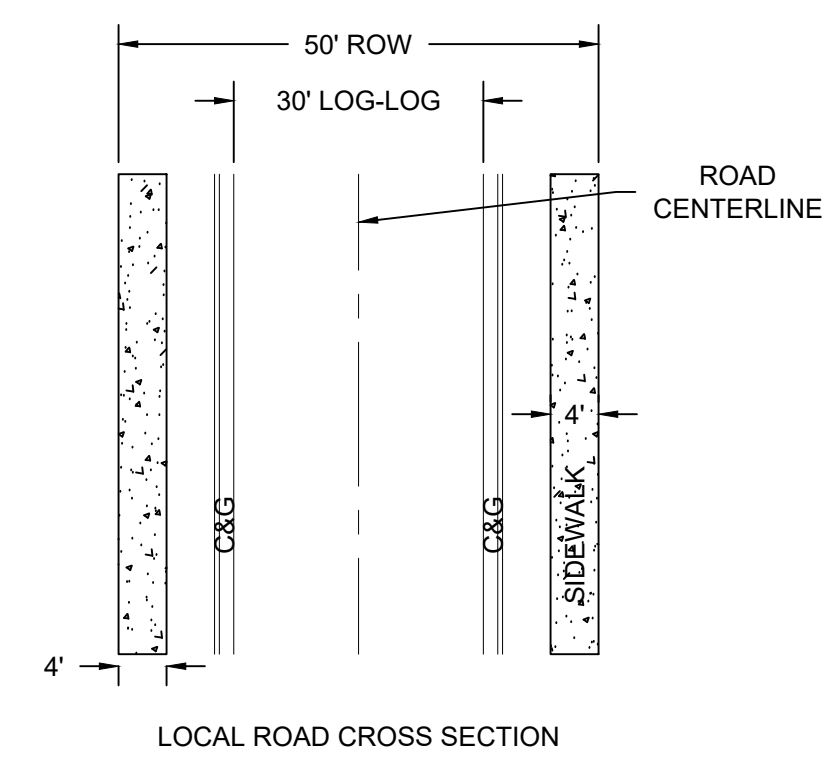
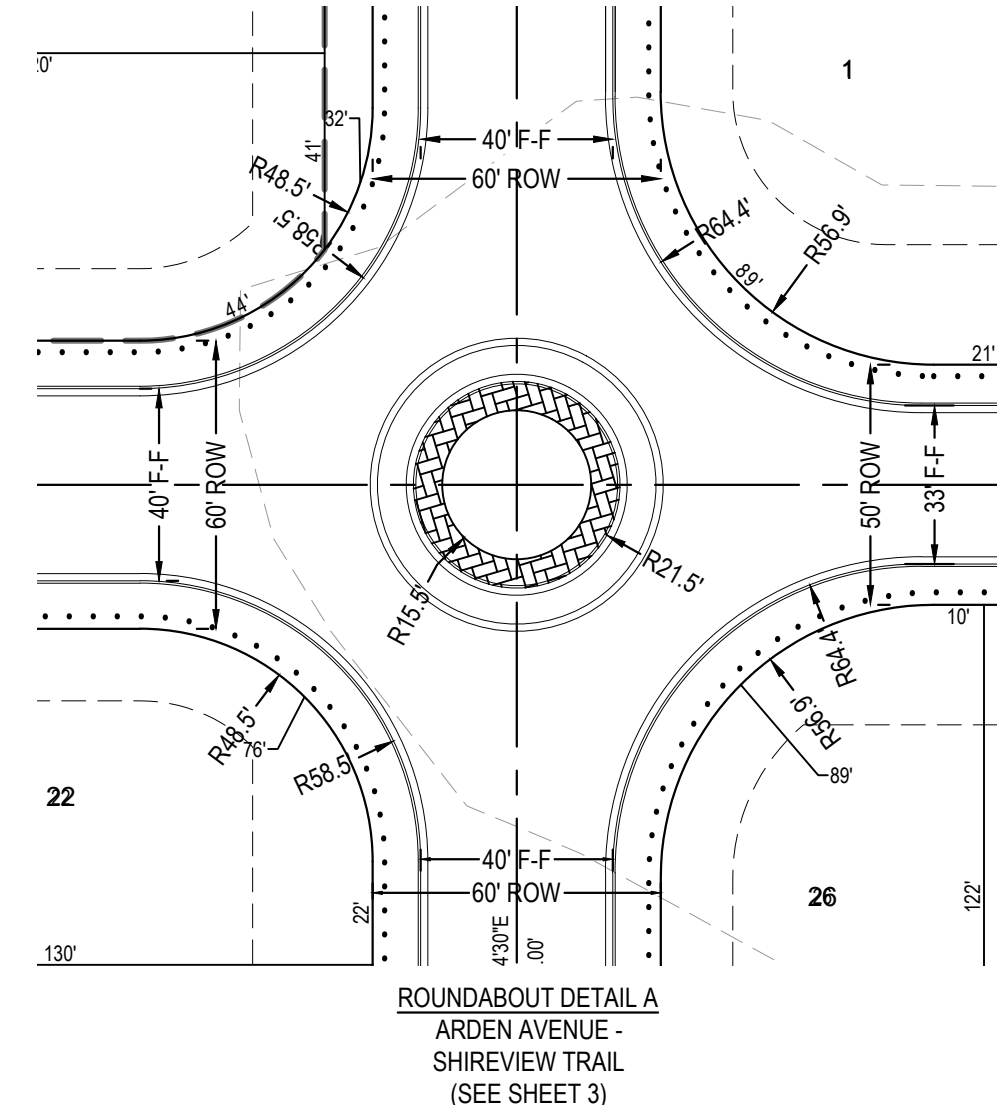
WARREN TRACT PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



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LEGEND	
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	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PHASE BOUNDARY
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED LOT SETBACK
	PROPOSED EASEMENT
	PROPOSED 4' SIDEWALK
	100-YR FLOODPLAIN
	PROPOSED LOT NUMBER

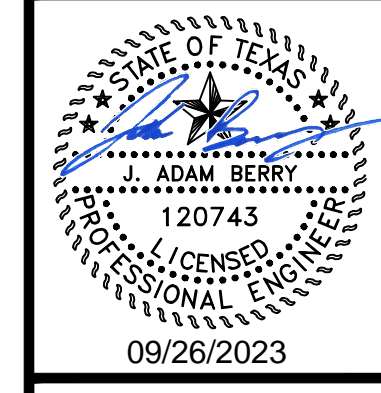


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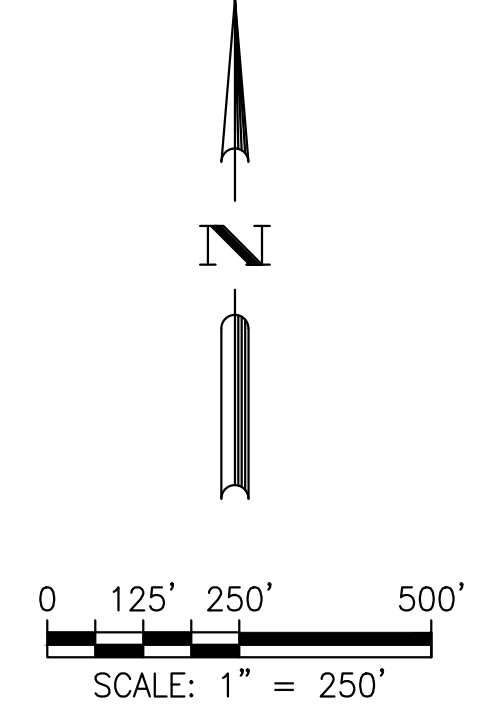
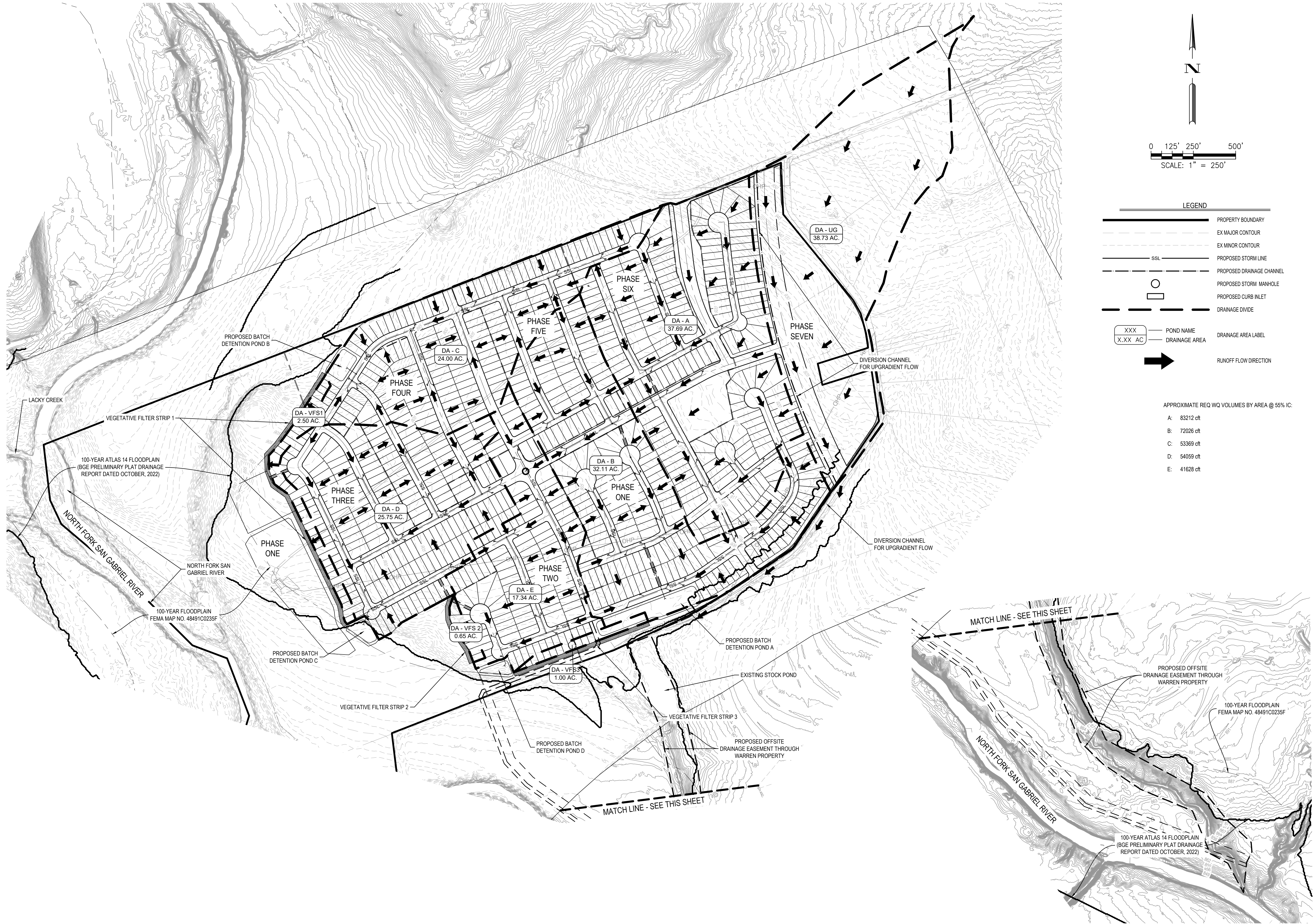
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REVIEWED BY: JAB
DRAWN BY: MS,AU,AC

BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL: 512-979-0460 www.bgeinc.com

WARREN TRACT
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT (SHEET 3 OF 3)



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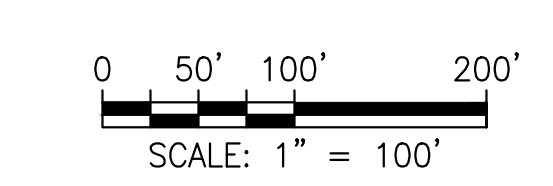
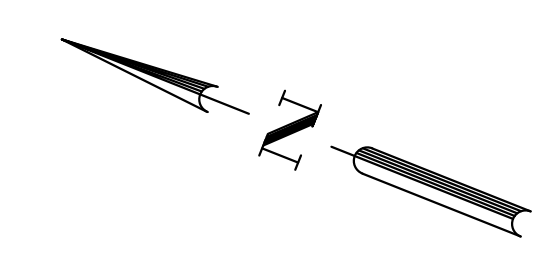
	PROPERTY BOUNDARY
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PROPOSED STORM LINE
	PROPOSED DRAINAGE CHANNEL
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	DRAINAGE DIVIDE
	POND NAME
	DRAINAGE AREA
	RUNOFF FLOW DIRECTION

APPROXIMATE REQ WQ VOLUMES BY AREA @ 55% IC:

A:	83212 cft
B:	72026 cft
C:	53369 cft
D:	54059 cft
E:	41628 cft

	DATE
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DESIGNED BY: AU,AC,MK	
REVIEWED BY: JAB	
DRAWN BY: MS,AU,AC	
BGE, INC. 101 W. LOUIS HENNA BLVD., SUITE 400 AUSTIN, TX 78728 TYPE Registration No. F-1046 TEL. 512.679.9460 www.bgeinc.com	
WARREN TRACT WILLIAMSON COUNTY, TEXAS PRELIMINARY DRAINAGE PLAN	
09/26/2023	
5 OF 7	

WARREN TRACT PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



LEGEND	
	PROPERTY BOUNDARY
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PROPOSED SIDEWALK
	PROPOSED WASTEWATER LINE
	PROPOSED WW MANHOLE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CAP

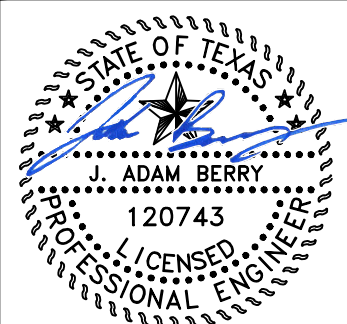
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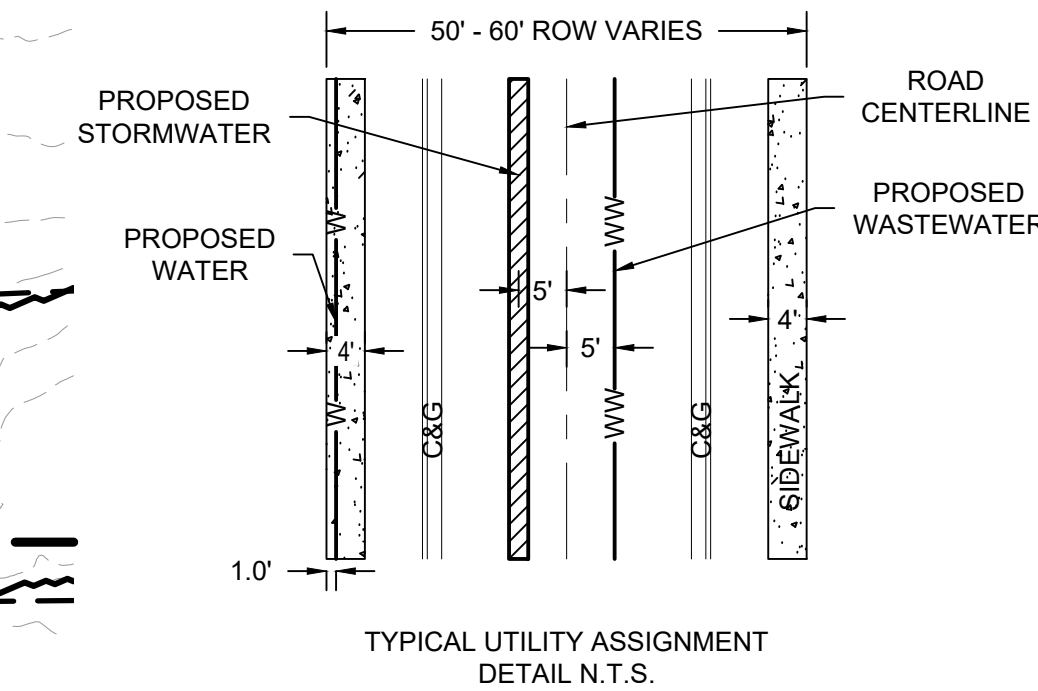


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**WARREN TRACT
WILLIAMSON COUNTY, TEXAS
PRELIMINARY UTILITY PLAN (SHEET 1 OF 2)**

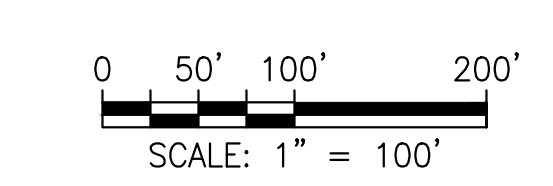
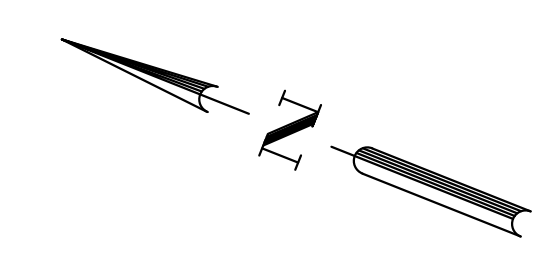


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6 OF 7



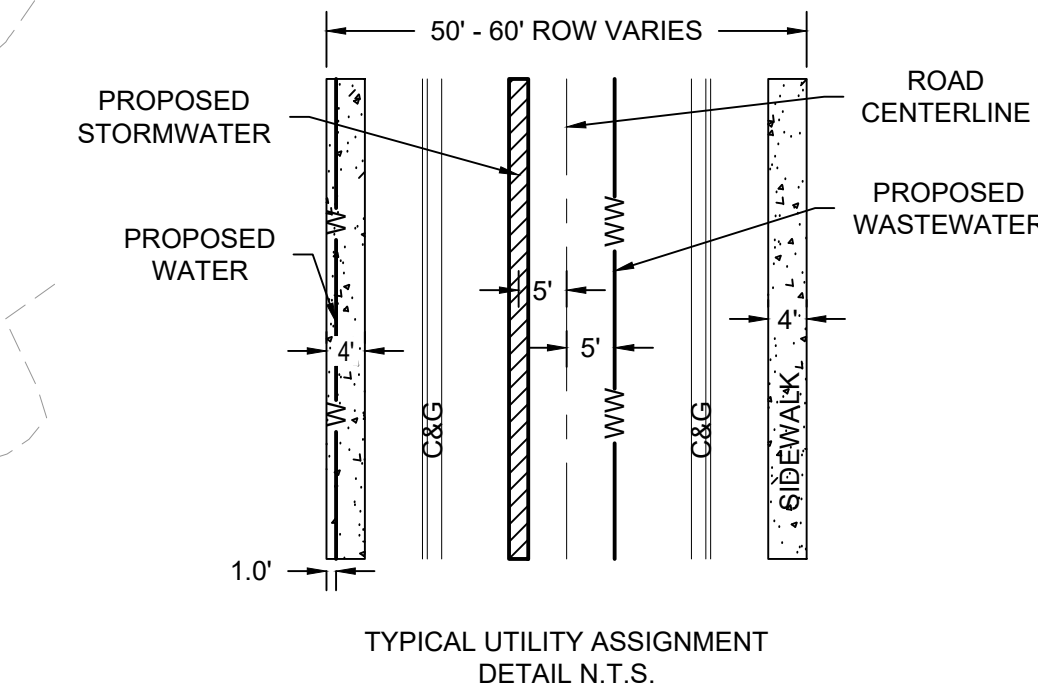
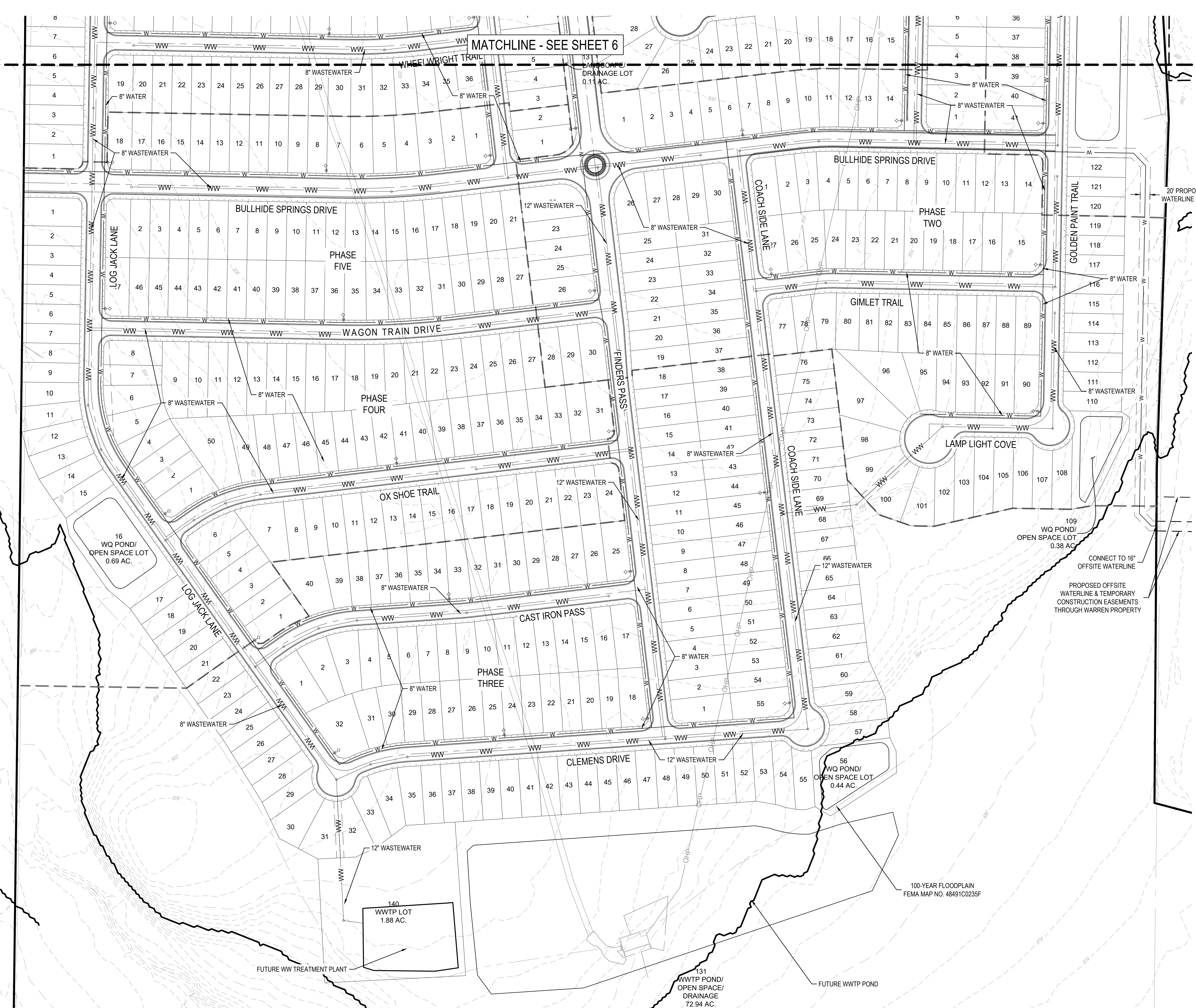
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WARREN TRACT PRELIMINARY PLAT WILLIAMSON COUNTY, TEXAS



LEGEND

	PROPERTY BOUNDARY
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PROPOSED SIDEWALK
	PROPOSED WASTEWATER LINE
	PROPOSED WW MANHOLE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CAP



<p>WARREN TRACT WILLIAMSON COUNTY, TEXAS</p> <p>PRELIMINARY UTILITY PLAN (SHEET 2 OF 2)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>BGE</p> <p><small>BGE, INC. 101 W. LOUIS HENNA BLVD., SUITE 400 AUSTIN, TX 78728 TYPE Registration No. F-1046 TEL. 512.979.9460 www.bgeinc.com</small></p> </td> <td style="width: 50%; text-align: center;"> <p>DESIGNED BY: AU,AC,MK REVIEWED BY: JAB DRAWN BY: MS,AU,AC</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>APR DATE</p> <p>REV DESCRIPTION</p> </td> </tr> </table>	<p>BGE</p> <p><small>BGE, INC. 101 W. LOUIS HENNA BLVD., SUITE 400 AUSTIN, TX 78728 TYPE Registration No. F-1046 TEL. 512.979.9460 www.bgeinc.com</small></p>	<p>DESIGNED BY: AU,AC,MK REVIEWED BY: JAB DRAWN BY: MS,AU,AC</p>	<p>APR DATE</p> <p>REV DESCRIPTION</p>	
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