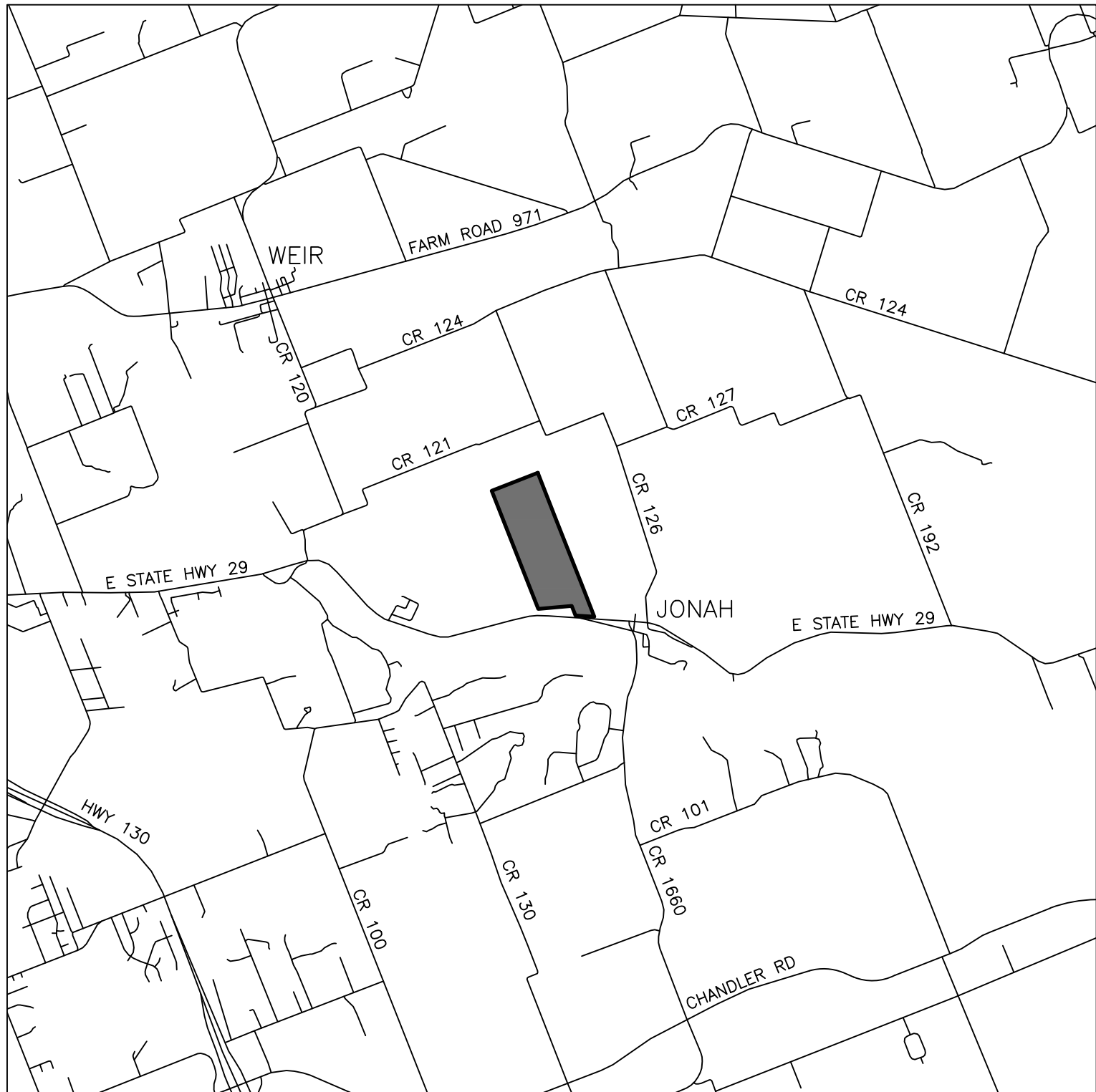


PRELIMINARY PLAT FOR
EUREKA MILLS
WILLIAMSON COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)

SHEET LIST TABLE	
PAGE	TITLE
1	PRELIMINARY PLAT - NOTES
2	PRELIMINARY PLAT - OVERALL AND PHASING
3	PRELIMINARY PLAT - TABLES
4	PRELIMINARY PLAT - TABLES
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	PRELIMINARY PLAT
8	PRELIMINARY PLAT



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

EUREKA MILLS

JANUARY 2024

DRAWING PATH: K:\21056-THE JONAH\256CADWGS\JONAH\PRELIM PLAT\PEL3.DWG SHEET 7A.DOT SIZE: ARCH FULL BLEED D (36.00 X 36.00 INCHES) LAST SAVED: 1/26/2024 5:10 AM PLOT DATE: 6/26/2024 2:31 PM

PRELIMINARY PLAT OF
EUREKA MILLS
PART OF THE SAMUEL SMITH SURVEY
ABSTRACT NO. 11
WILLIAMSON COUNTY, TEXAS











1. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
2. DRIVEWAYS SHALL ONLY CONNECT TO INTERNAL PLATTED ROADWAYS AND NOT TO STATE HIGHWAY 29, EUREKA MILL PLAZA OR OTHER STATE HIGHWAY OR INTERSTATE HIGHWAY.
3. IF DRIVEWAY ACCESS TO LOT 11 BLOCK D IS TO BE PROPOSED AT ANY TIME, THEY WILL NEED TO MEET THE DRIVEWAY REQUIREMENTS PER WILLIAMSON COUNTY DRIVEWAY PLAN IN EFFECT THAT TIME.
4. THE BEARINGS RECORDED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998753. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2-INCH IRON RODS WITH CAP MARKED "XXXXXX", UNLESS OTHERWISE NOTED HEREIN. ALL COORDINATES CAN BE REFERENCED TO A BENCHMARK DESCRIBED AS A 4.3" IRON ROD IN THE NORTH MARGIN OF E. STATE HIGHWAY 29, APPROXIMATELY 1/4 MILE EAST OF THE INTERSECTION OF STATE HIGHWAY 29 AND STATE HIGHWAY 17. GRID COORDINATES FOR SAID 4.3" IRON ROD ARE N = 10,206,716.39, E = 3,166,725.81, Z = 609.62 FEET (NAV80=GEOD18).
5. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES AND / OR OBSTRUCTIONS WHICH IMPEDE FLOW ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.
6. EASEMENTS SHALL BE SUBJECT TO THE ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
7. THE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN REGULATIONS IN THIS AREA.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
10. THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
11. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
12. NO SEWERAGE OR WASTEWATER TRACT VARIATION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
13. 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.
14. IT IS THE RESPONSIBILITY OF THE OWNER, THE TRACT, THE STATE AND THE LOCAL GOVERNMENT WITHIN WHICH THE LOT IS APPLICABLE STATE, FEDERAL, LOCAL LAWS AND REGULATIONS RELATING TO THE PLANNING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE TRACT VARIATION SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
15. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE JONAH SPECIAL UTILITY DISTRICT. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCQJ, JONAH SPECIAL UTILITY DISTRICT, AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
16. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
17. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE AS WELL AS MAINTAINED BY SAN GABRIEL MUNICIPAL UTILITY DISTRICT #1.
18. LOT 1 BLOCK A, LOT 12 BLOCK B, LOT 11 BLOCK D, LOT 10 BLOCK I, LOT 21 BLOCK L, LOT 13 BLOCK J, LOT 14 BLOCK K, LOT 15 BLOCK M, LOT 16 BLOCK N, LOT 17 BLOCK O, LOT 18 BLOCK P, LOT 19 BLOCK Q, LOT 20 BLOCK R, LOT 21 BLOCK S, LOT 22 BLOCK T, LOT 23 BLOCK U, LOT 24 BLOCK V, LOT 25 BLOCK W, LOT 26 BLOCK X, LOT 27 BLOCK Y, LOT 28 BLOCK Z, LOT 29 BLOCK AA, LOT 30 BLOCK AB, LOT 31 BLOCK AC, LOT 32 BLOCK AD, LOT 33 BLOCK AE, LOT 34 BLOCK AF, LOT 35 BLOCK AG, LOT 36 BLOCK AH, LOT 37 BLOCK AI, LOT 38 BLOCK AJ, LOT 39 BLOCK AK, LOT 40 BLOCK AL, LOT 41 BLOCK AM, LOT 42 BLOCK AN, LOT 43 BLOCK AO, LOT 44 BLOCK AP, LOT 45 BLOCK AQ, LOT 46 BLOCK AR, LOT 47 BLOCK AS, LOT 48 BLOCK AT, LOT 49 BLOCK AU, LOT 50 BLOCK AV, LOT 51 BLOCK AW, LOT 52 BLOCK AX, LOT 53 BLOCK AY, LOT 54 BLOCK AZ, LOT 55 BLOCK BA, LOT 56 BLOCK BB, LOT 57 BLOCK BC, LOT 58 BLOCK BD, LOT 59 BLOCK BE, LOT 60 BLOCK BF, LOT 61 BLOCK BG, LOT 62 BLOCK BH, LOT 63 BLOCK BI, LOT 64 BLOCK BJ, LOT 65 BLOCK BK, LOT 66 BLOCK BL, LOT 67 BLOCK BM, LOT 68 BLOCK BN, LOT 69 BLOCK BO, LOT 70 BLOCK BP, LOT 71 BLOCK BQ, LOT 72 BLOCK BR, LOT 73 BLOCK BS, LOT 74 BLOCK BT, LOT 75 BLOCK BU, LOT 76 BLOCK BV, LOT 77 BLOCK BW, LOT 78 BLOCK BX, LOT 79 BLOCK BY, LOT 80 BLOCK BZ, LOT 81 BLOCK CA, LOT 82 BLOCK CB, LOT 83 BLOCK CC, LOT 84 BLOCK CD, LOT 85 BLOCK CE, LOT 86 BLOCK CF, LOT 87 BLOCK CG, LOT 88 BLOCK CH, LOT 89 BLOCK CI, LOT 90 BLOCK CJ, LOT 91 BLOCK CK, LOT 92 BLOCK CL, LOT 93 BLOCK CM, LOT 94 BLOCK CN, LOT 95 BLOCK CO, LOT 96 BLOCK CP, LOT 97 BLOCK CQ, LOT 98 BLOCK CR, LOT 99 BLOCK CS, LOT 100 BLOCK CT, LOT 101 BLOCK CU, LOT 102 BLOCK CV, LOT 103 BLOCK CW, LOT 104 BLOCK CX, LOT 105 BLOCK CY, LOT 106 BLOCK CZ, LOT 107 BLOCK DA, LOT 108 BLOCK DB, LOT 109 BLOCK DC, LOT 110 BLOCK DD, LOT 111 BLOCK DE, LOT 112 BLOCK DF, LOT 113 BLOCK DG, LOT 114 BLOCK DH, LOT 115 BLOCK DI, LOT 116 BLOCK DJ, LOT 117 BLOCK DK, LOT 118 BLOCK DL, LOT 119 BLOCK DM, LOT 120 BLOCK DN, LOT 121 BLOCK DO, LOT 122 BLOCK DP, LOT 123 BLOCK DQ, LOT 124 BLOCK DR, LOT 125 BLOCK DS, LOT 126 BLOCK DT, LOT 127 BLOCK DU, LOT 128 BLOCK DV, LOT 129 BLOCK DW, LOT 130 BLOCK DX, LOT 131 BLOCK DY, LOT 132 BLOCK DZ, LOT 133 BLOCK EA, LOT 134 BLOCK EB, LOT 135 BLOCK EC, LOT 136 BLOCK ED, LOT 137 BLOCK EE, LOT 138 BLOCK EF, LOT 139 BLOCK EG, LOT 140 BLOCK EH, LOT 141 BLOCK EI, LOT 142 BLOCK EJ, LOT 143 BLOCK EK, LOT 144 BLOCK EL, LOT 145 BLOCK EM, LOT 146 BLOCK EN, LOT 147 BLOCK EO, LOT 148 BLOCK EP, LOT 149 BLOCK EQ, LOT 150 BLOCK ER, LOT 151 BLOCK ES, LOT 152 BLOCK ET, LOT 153 BLOCK EU, LOT 154 BLOCK EV, LOT 155 BLOCK EW, LOT 156 BLOCK EX, LOT 157 BLOCK EY, LOT 158 BLOCK EZ, LOT 159 BLOCK FA, LOT 160 BLOCK FB, LOT 161 BLOCK FC, LOT 162 BLOCK FD, LOT 163 BLOCK FE, LOT 164 BLOCK FF, LOT 165 BLOCK FG, LOT 166 BLOCK FH, LOT 167 BLOCK FI, LOT 168 BLOCK FJ, LOT 169 BLOCK FK, LOT 170 BLOCK FL, LOT 171 BLOCK FM, LOT 172 BLOCK FN, LOT 173 BLOCK FO, LOT 174 BLOCK FP, LOT 175 BLOCK FQ, LOT 176 BLOCK FR, LOT 177 BLOCK FS, LOT 178 BLOCK FT, LOT 179 BLOCK FU, LOT 180 BLOCK FV, LOT 181 BLOCK FW, LOT 182 BLOCK FX, LOT 183 BLOCK FY, LOT 184 BLOCK FZ, LOT 185 BLOCK GA, LOT 186 BLOCK GB, LOT 187 BLOCK GC, LOT 188 BLOCK GD, LOT 189 BLOCK GE, LOT 190 BLOCK GF, LOT 191 BLOCK GG, LOT 192 BLOCK GH, LOT 193 BLOCK GI, LOT 194 BLOCK GJ, LOT 195 BLOCK GK, LOT 196 BLOCK GL, LOT 197 BLOCK GM, LOT 198 BLOCK GN, LOT 199 BLOCK GO, LOT 200 BLOCK GP, LOT 201 BLOCK GQ, LOT 202 BLOCK GR, LOT 203 BLOCK GS, LOT 204 BLOCK GT, LOT 205 BLOCK GU, LOT 206 BLOCK GV, LOT 207 BLOCK GW, LOT 208 BLOCK GX, LOT 209 BLOCK GY, LOT 210 BLOCK GZ, LOT 211 BLOCK HA, LOT 212 BLOCK HB, LOT 213 BLOCK HC, LOT 214 BLOCK HD, LOT 215 BLOCK HE, LOT 216 BLOCK HF, LOT 217 BLOCK HG, LOT 218 BLOCK HH, LOT 219 BLOCK HI, LOT 220 BLOCK HJ, LOT 221 BLOCK HK, LOT 222 BLOCK HL, LOT 223 BLOCK HM, LOT 224 BLOCK HN, LOT 225 BLOCK HO, LOT 226 BLOCK HP, LOT 227 BLOCK HQ, LOT 228 BLOCK HR, LOT 229 BLOCK HS, LOT 230 BLOCK HT, LOT 231 BLOCK HU, LOT 232 BLOCK HV, LOT 233 BLOCK HW, LOT 234 BLOCK HX, LOT 235 BLOCK HY, LOT 236 BLOCK HZ, LOT 237 BLOCK IA, LOT 238 BLOCK IB, LOT 239 BLOCK IC, LOT 240 BLOCK ID, LOT 241 BLOCK IE, LOT 242 BLOCK IF, LOT 243 BLOCK IG, LOT 244 BLOCK IH, LOT 245 BLOCK II, LOT 246 BLOCK IJ, LOT 247 BLOCK IK, LOT 248 BLOCK IL, LOT 249 BLOCK IM, LOT 250 BLOCK IN, LOT 251 BLOCK IO, LOT 252 BLOCK IP, LOT 253 BLOCK IQ, LOT 254 BLOCK IR, LOT 255 BLOCK IS, LOT 256 BLOCK IT, LOT 257 BLOCK IU, LOT 258 BLOCK IV, LOT 259 BLOCK IW, LOT 260 BLOCK IX, LOT 261 BLOCK IY, LOT 262 BLOCK IZ, LOT 263 BLOCK JA, LOT 264 BLOCK JB, LOT 265 BLOCK JC, LOT 266 BLOCK JD, LOT 267 BLOCK JE, LOT 268 BLOCK JF, LOT 269 BLOCK JG, LOT 270 BLOCK JH, LOT 271 BLOCK JI, LOT 272 BLOCK JJ, LOT 273 BLOCK JK, LOT 274 BLOCK JL, LOT 275 BLOCK JM, LOT 276 BLOCK JN, LOT 277 BLOCK JO, LOT 278 BLOCK JP, LOT 279 BLOCK JQ, LOT 280 BLOCK JR, LOT 281 BLOCK JS, LOT 282 BLOCK JT, LOT 283 BLOCK JU, LOT 284 BLOCK JV, LOT 285 BLOCK JW, LOT 286 BLOCK JX, LOT 287 BLOCK JY, LOT 288 BLOCK JZ, LOT 289 BLOCK KA, LOT 290 BLOCK KB, LOT 291 BLOCK KC, LOT 292 BLOCK KD, LOT 293 BLOCK KE, LOT 294 BLOCK KF, LOT 295 BLOCK KG, LOT 296 BLOCK KH, LOT 297 BLOCK KI, LOT 298 BLOCK KJ, LOT 299 BLOCK KL, LOT 300 BLOCK KM, LOT 301 BLOCK KN, LOT 302 BLOCK KO, LOT 303 BLOCK KP, LOT 304 BLOCK KQ, LOT 305 BLOCK KR, LOT 306 BLOCK KS, LOT 307 BLOCK KT, LOT 308 BLOCK KU, LOT 309 BLOCK KV, LOT 310 BLOCK KW, LOT 311 BLOCK KX, LOT 312 BLOCK KY, LOT 313 BLOCK KZ, LOT 314 BLOCK LA, LOT 315 BLOCK LB, LOT 316 BLOCK LC, LOT 317 BLOCK LD, LOT 318 BLOCK LE, LOT 319 BLOCK LF, LOT 320 BLOCK LG, LOT 321 BLOCK LH, LOT 322 BLOCK LI, LOT 323 BLOCK LJ, LOT 324 BLOCK LK, LOT 325 BLOCK LL, LOT 326 BLOCK LM, LOT 327 BLOCK LN, LOT 328 BLOCK LO, LOT 329 BLOCK LP, LOT 330 BLOCK LQ, LOT 331 BLOCK LR, LOT 332 BLOCK LS, LOT 333 BLOCK LT, LOT 334 BLOCK LU, LOT 335 BLOCK LV, LOT 336 BLOCK LW, LOT 337 BLOCK LX, LOT 338 BLOCK LY, LOT 339 BLOCK LZ, LOT 340 BLOCK MA, LOT 341 BLOCK MB, LOT 342 BLOCK MC, LOT 343 BLOCK MD, LOT 344 BLOCK ME, LOT 345 BLOCK MF, LOT 346 BLOCK MG, LOT 347 BLOCK MH, LOT 348 BLOCK MI, LOT 349 BLOCK MJ, LOT 350 BLOCK MK, LOT 351 BLOCK ML, LOT 352 BLOCK MN, LOT 353 BLOCK MO, LOT 354 BLOCK MP, LOT 355 BLOCK MQ, LOT 356 BLOCK MR, LOT 357 BLOCK MS, LOT 358 BLOCK MT, LOT 359 BLOCK MU, LOT 360 BLOCK MV, LOT 361 BLOCK MW, LOT 362 BLOCK MX, LOT 363 BLOCK MY, LOT 364 BLOCK MZ, LOT 365 BLOCK NA, LOT 366 BLOCK NB, LOT 367 BLOCK NC, LOT 368 BLOCK ND, LOT

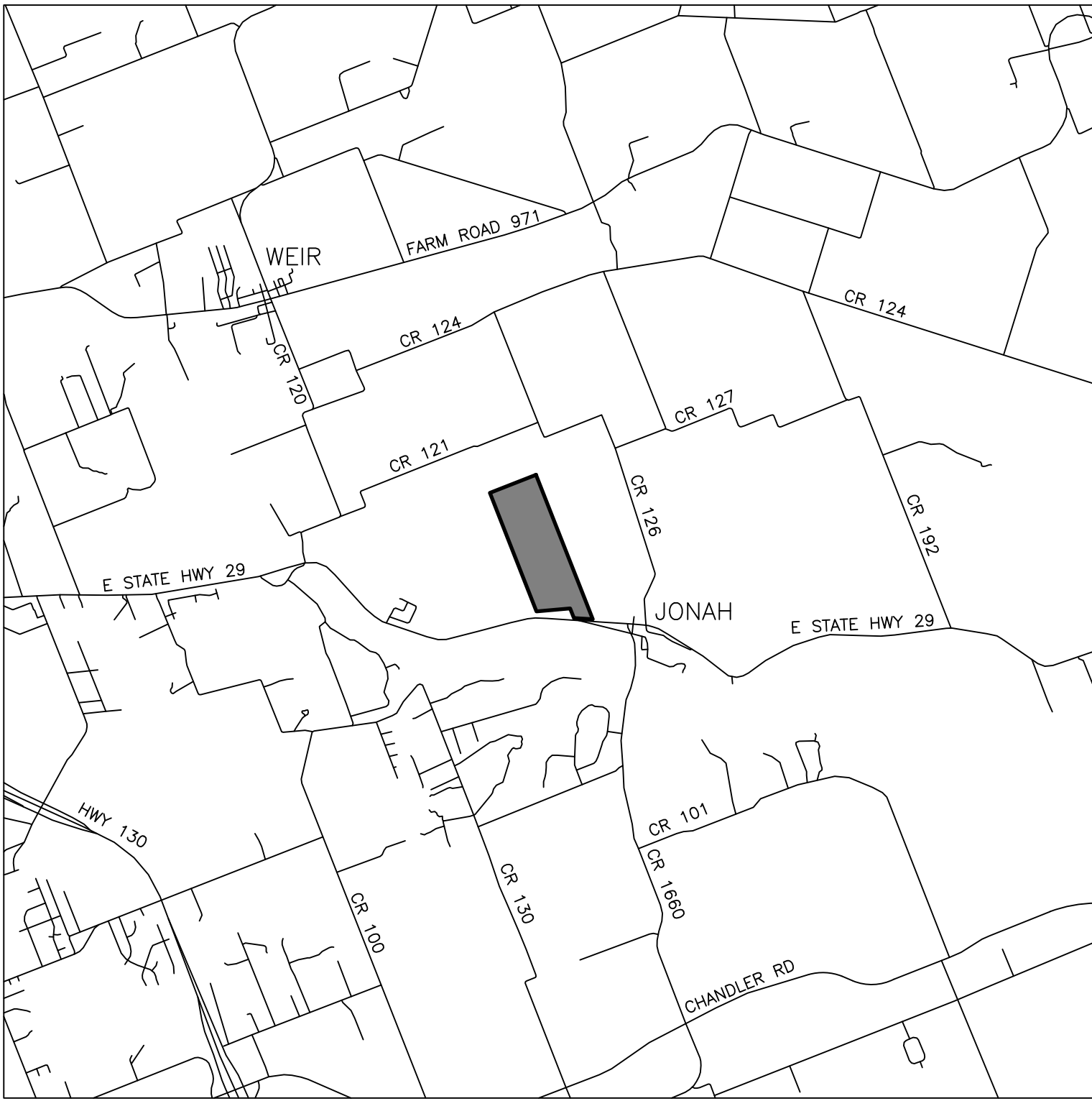
FLOOD NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0320F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

- | | |
|---|--|
|  | TxD.O.T. TYPE I CONCRETE MONUMENT FOUND |
|  | TxD.O.T. TYPE II CONCRETE MONUMENT FOUND |
|  | 1/2" REBAR FOUND (OR AS NOTED) |
|  | 1/2" REBAR WITH CAP STAMPED "WALLACE GROUP" FOUND
(OR AS NOTED) |
|  | 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET |
| O.R.W.C.T. | OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| O.P.R.W.C.T. | OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| D.R.W.C.T. | DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS |
| R.O.W. | RIGHT-OF-WAY |
|  | RIGHT-OF-WAY LINE |
|  | RIGHT-OF-WAY CENTERLINE |
|  | PLAT BOUNDARY LINE |
|  | LOT LINE |
|  | ADJACENT PROPERTY LINE |



PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION									
JOB NUMBER: 21-058		DATE		DESCRIPTION		TOTAL SIZE: 235.74 ACRES		1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		ADRIAN H. ROSAS P.E. NO. 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735		FRANK W. FUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642							
DATE: 01/18/24		SCALE: 1" = 80'				TOTAL BLOCKS: 41															
DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CAD\DWGSSURV\PRELIM PLAT REV3.DWG						TOTAL RESIDENTIAL LOTS: 822															
FIELDNOTE FILE PATH: N/A						TOTAL NON-RESIDENTIAL: 21															
RPLS: FWF		TECH: JRM		PARTY CHIEF: N/A																	
CHECKED BY: HAS		FIELDBOOK: N/A																			

EUREKA MILLS

LSI

LANDSIGN
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

TBPELS FIRM NO. 10001800

512-238-7901

DRAWING NAME:
JONAH PRELM PLAT

SHEET
01 of 08

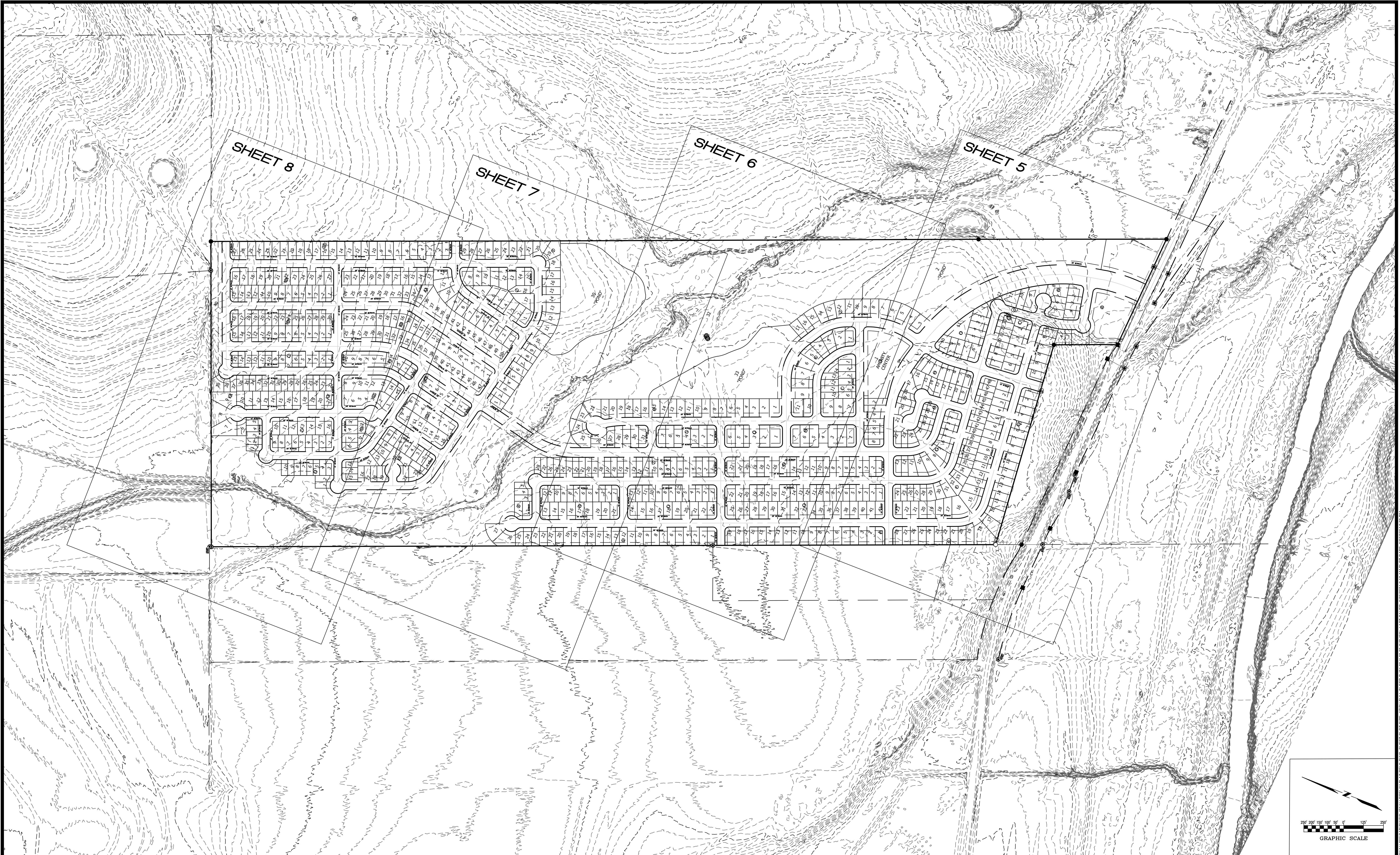
EUREKA MILLS

LSI LANDESIGN SERVICES, INC.

DRAWING NAME:

SHEET
01 of 08

DRAWING PATH: K:\2\058 - TRE JONAH 235\CAD\DWGS\JONAH PRELIM PLAT REV3.DWG SHEET PLOT SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES) LAST SAVED: 9/26/2024 2:33 PM
DRAFTING DATE: 9/26/2024 2:33 PM



PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION		EUREKA MILLS		LSI LANDESIGN SERVICES, INC.		DRAWING NAME: JONAH PRELIM PLAT	
JOB NUMBER: 21-058		DATE	DESCRIPTION	TOTAL SIZE: 235.74 ACRES		1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		ADRIAN H. ROSAS P.E. NO. 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735		FRANK W. FUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642				10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TBPELS FIRM NO. 10001800 512-238-7901			
DATE: 01/18/24	SCALE: 1" = 80'			TOTAL BLOCKS: 41															
DRAWING FILE PATH: K:\21058 - TRE JONAH PRELIM PLAT REV3.DWG				TOTAL RESIDENTIAL LOTS: 822															
FIELDNOTE FILE PATH: N/A				TOTAL NON-RESIDENTIAL: 21		TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,688.27 Z: 598.61'													
RPLS: FWF	TECH: JRM	PARTYCHIEF: N/A																	
CHECKED BY: HAS	FIELDBOOK: N/A																	SHEET 02 of 08	

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE																
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD						
C1	1140.00'	239.57'	12'02°27"	N01°55'24"W	239.13'	C82	50.00'	241.19'	276°22'46"	S68°37°09"W	66.67'	C163	440.00'	45.24'	5°53'28"	S01°04'26"E	45.22'	C248	60.00'	40.07'	38°15'49"	S66°02'59"W	39.33'	C329	50.00'	35.80'	41°01'42"	S23°35'19"E	35.04'	C424	544.90'	41.73'	4°23'15"	N14°35'23"W	41.72'	C505	447.98'	70.24'	8°59'02"	N03°37'28"E	70.17'
C2	1163.20'	1105.41'	54°26'57"	N44°27°00"W	1064.28'	C83	25.00'	21.03'	48°11'23"	S45°28'32"E	20.41'	C164	440.00'	69.36'	9°01'53"	S06°23°14"W	69.29'	C249	60.00'	45.73'	43°40'11"	S25°04'59"W	44.63'	C330	50.00'	31.47'	36°04'03"	S62°08°11"E	30.96'	C425	544.90'	41.73'	4°23'15"	N10°12'08"W	41.72'	C506	447.98'	59.43'	7°36'03"	N11°55°00"E	59.39'
C3	500.00'	317.55'	36°23'19"	N03°19'47"W	312.24'	C84	25.00'	39.27'	90°00'00"	S23°37°09"W	35.36'	C165	1043.20'	71.57'	3°55'51"	N69°12'35"W	71.56'	C250	60.00'	91.09'	86°59'09"	S401°44'1"E	82.59'	C331	50.00'	12.97'	14°51'49"	S87°36°07"E	12.93'	C426	544.90'	41.73'	4°23'16"	N05°48'52"W	41.72'	C507	165.00'	126.91'	44°04'14"	S46°22°04"W	123.81'
C4	330.00'	214.49'	37°14'25"	N40°08'31"W	210.73'	C85	15.00'	13.36'	51°00'46"	N85°53'15"W	12.92'	C166	1043.20'	244.43'	13°25'29"	N60°31'55"W	243.87'	C251	35.00'	22.05'	36°05'28"	N65°41'31"W	21.68'	C332	155.00'	74.04'	27°22'04"	S35°08'45"E	73.34'	C427	544.90'	41.73'	4°23'17"	N01°25'36"W	41.72'	C508	165.00'	40.30'	13°59'40"	S17°27°07"W	40.20'
C5	25.00'	16.19'	37°06'49"	S51°00'49"E	15.91'	C86	48.50'	162.49'	191°57'17"	S23°38'30"W	96.47'	C167	1043.20'	94.08'	51°02'02"	N51°14'09"W	94.05'	C252	35.00'	10.62'	17°23'29"	N38°57°02"W	10.58'	C333	155.00'	113.67'	42°01'00"	S69°50°17"E	111.14'	C428	544.90'	41.73'	4°23'17"	N02°57°41"E	41.72'	C509	165.00'	167.22'	58°03'54"	S39°29°14"W	160.15'
C6	330.00'	303.19'	52°38'26"	N85°05°05"W	292.64'	C87	15.00'	13.34'	50°57'17"	S46°51'30"E	12.90'	C168	1043.20'	96.75'	51°8'50"	N45°59'44"W	96.72'	C253	816.96'	40.24'	21°49'21"	N28°50'37"W	40.24'	C334	155.00'	11.33'	41°11'4"	N87°03°36"E	11.33'	C429	544.90'	41.73'	4°23'18"	N07°20°58"E	41.72'	C510	165.02'	426.74'	148°09'54"	S85°10'28"W	317.39'
C7	25.00'	39.25'	89°56'40"	N66°25'57"W	35.34'	C88	25.00'	39.27'	90°00'00"	S23°37°09"W	35.36'	C169	1043.20'	136.52'	7°29°54"	N39°35'21"W	136.43'	C254	816.96'	50.14'	33°1'00"	N25°40'27"W	50.14'	C335	205.00'	32.63'	9°07'11"	S26°01'18"E	32.60'	C430	544.90'	33.65'	3'32'19"	N11°18'47"E	33.65'	C511	445.00'	289.24'	37°14'25"	N40°08'39"W	284.17'
C8	866.96'	138.50'	9°09'11"	N26°02°13"W	138.35'	C89	25.00'	39.27'	90°00'00"	N66°22°51"W	35.36'	C170	1043.20'	51.38'	2°49'18"	N34°25°45"W	51.37'	C255	270.00'	8.64'	1°50'01"	S69°30'43"W	8.64'	C336	205.00'	36.66'	10°14'49"	S35°42'18"E	36.61'	C431	415.77'	54.43'	7°30'05"	S41°30'35"W	54.40'	C512	444.82'	34.87'	4°29'27"	N61°00°24"W	34.86'
C9	60.00'	294.87'	281°34'37"	S57°03°03"W	75.86'	C90	25.00'	39.27'	90°00'00"	S23°37°09"W	35.36'	C171	1043.20'	120.86'	6°38'16"	N29°41'58"W	120.79'	C256	270.00'	85.64'	18°10'26"	S79°30°57"W	85.28'	C337	205.00'	37.33'	10°26°04"	S46°02'44"E	37.28'	C432	415.77'	81.25'	11°11'49"	S32°09'37"W	81.12'	C513	42.32'	32.73'	44°18'21"	N41°23°06"W	31.92'
C10	816.96'	125.40'	8°47'40"	S25°51'27"E	125.27'	C91	25.00'	39.27'	90°00'00"	S66°22°51"E	35.36'	C172	1043.20'	132.08'	7°15'15"	N22°45'12"W	131.99'	C257	270.00'	85.12'	18°03'47"	N82°21'57"W	84.77'	C338	205.00'	38.15'	10°39'46"	S56°35'39"E	38.10'	C433	415.77'	79.83'	11°00°04"	S21°03°40"W	79.71'	C514	170.70'	87.46'	29°21'20"	N57°25'17"W	86.50'
C11	50.00'	32.45'	37°10'47"	N50°58'50"W	31.88'	C92	25.00'	39.27'	90°00'00"	N23°37°09"E	35.36'	C173	25.00'	39.27'	90°00'17"	S66°27°29"E	35.36'	C258	270.00'	68.66'	14°34'11"	N66°02°58"W	68.47'	C339	205.00'	35.91'	10°02'09"	S66°56'37"E	35.86'	C434	415.77'	12.27'	1°41'27"	S14°42°55"W	12.27'	C515	750.15'	86.42'	6°36'02"	N42°33'12"W	86.37'
C12	25.00'	39.27'	90°00'00"	S23°32°23"W	35.36'	C93	155.71'	93.21'	34°17'56"	S04°06'25"E	91.83'	C174	205.00'	263.26'	73°34'41"	S58°14'41"E	245.54'	C259	270.00'	81.64'	17°19'31"	N50°06'07"W	81.33'	C340	205.00'	30.68'	8°34'31"	S76°14°57"E	30.65'	C435	415.77'	6.90'	0°57'02"	S14°20'42"W	6.90'	C516	221.04'	56.95'	14°45'40"	N37°34°38"W	56.79'
C13	50.00'	34.56'	39°35'57"	N12°35'28"W	33.87'	C94	50.00'	4.53'	51°1'40"	S24°12'43"W	4.53'	C175	25.00'	39.27'	90°00'00"	S50°02°01"E	35.36'	C260	270.00'	84.31'	17°53'30"	N32°29'36"W	83.97'	C341	205.00'	40.55'	11°19'56"	S86°12°10"E	40.48'	C436	415.77'	41.46'	5°42'49"	S17°40'37"W	41.44'	C517	282.52'	83.34'	16°54'05"	N39°06'47"W	83.04'
C14	25.00'	39.27'	89°59'55"	N66°27°40"W	35.35'	C95	25.00'	39.27'	90°00'00"	S58°04°56"W	35.36'	C176	25.00'	39.27'	90°00'00"	S39°57°59"W	35.36'	C261	270.00'	9.54'	2°01'25"	N22°32°09"W	9.54'	C342	205.00'	11.32'	3°09'53"	N86°32°55"E	11.32'	C437	415.77'	42.01'	5°47'22"	S23°25°42"W	41.99'	C518	82.63'	53.22'	36°54'19"	N76°08'58"W	52.31'
C15	438.98'	264.66'	34°32'39"	N04°11'23"W	260.67'	C96	50.00'	241.19'	276°22'46"	N68°37°09"E	66.67'	C177	155.00'	199.04'	73°34'24"	N58°14'49"W	185.64'	C262	25.00'	39.27'	90°00'00"	S39°57°59"W	35.36'	C343	155.00'	37.16'	13°44°06"	S88°09°58"E	37												

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N03°35'08"E	9.02'
L2	N21°22'51"W	19.55'
L4	N74°12'36"W	61.65'
L5	S68°37'09"W	90.01'
L6	N76°55'04"W	30.08'
L7	N68°37'09"E	50.00'
L8	S68°37'09"W	50.00'
L9	N68°37'09"E	50.00'
L10	S13°04'56"W	23.35'
L11	N76°55'04"W	50.00'
L12	N13°04'56"E	65.17'
L13	S76°55'04"E	50.00'
L14	N76°55'04"W	50.00'
L15	S68°32'23"W	75.01'
L16	N21°26'27"W	44.33'
L17	S68°32'23"W	90.00'
L18	S68°37'09"W	50.00'
L20	S21°31'27"E	30.71'
L21	S74°12'31"E	61.50'
L22	S21°35'43"E	27.98'
L23	N21°27'43"W	68.92'
L24	S05°02'01"E	21.54'
L25	S05°02'01"E	44.98'
L26	S21°22'51"E	69.55'
L27	S04°03'53"E	32.65'
L28	N53°57'52"W	58.32'
L29	S16°06'36"W	25.00'
L30	S16°12'48"E	25.00'
L31	N49°33'43"W	25.00'
L32	N84°58'02"E	58.59'
L33	S39°57'59"W	45.85'
L34	S39°57'59"W	52.67'
L35	S84°58'50"W	55.72'
L36	S21°27'43"E	68.92'
L37	S35°58'49"W	25.00'
L38	N15°23'12"E	25.00'
L39	S68°32'23"W	75.04'
L40	N68°32'23"E	75.01'
L41	N13°59'23"W	40.19'
L42	S21°31'27"E	50.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	N68°35'42"E	234.25'
L44	S21°27'37"E	50.00'
L45	S68°26'26"E	31.75'
L46	S09°49'47"W	25.00'
L47	N21°22'51"W	49.87'
L48	N03°48'23"E	31.83'
L49	S13°04'56"W	65.17'
L50	S21°22'51"E	74.09'
L51	S13°04'56"W	45.31'
L52	N11°13'31"W	100.00'
L54	S68°37'15"W	90.69'
L63	N58°45'52"W	50.00'
L64	N11°13'31"W	100.00'
L65	N74°12'36"W	50.00'
L66	N82°05'08"E	24.71'
L67	S05°02'01"E	41.45'
L68	N74°12'36"W	111.74'
L69	S15°47'24"W	50.00'
L70	S76°55'04"E	56.26'
L71	S76°55'04"E	45.63'
L72	S21°22'36"E	59.12'
L73	N68°37'09"E	100.00'
L74	N21°23'14"W	55.47'
L75	N68°37'24"E	10.00'
L76	S68°37'24"W	10.00'
L77	S21°22'51"E	19.55'
L78	N68°37'09"E	61.86'
L79	N68°37'09"E	67.62'
L80	N63°04'03"E	25.17'
L81	S89°25'41"E	15.82'
L82	N52°41'10"W	59.77'
L83	S11°13'31"E	41.73'
L84	N21°35'43"W	31.51'
L85	N05°02'01"W	21.54'
L86	S85°01'32"W	16.35'
L87	S21°22'51"E	50.16'
L88	S03°35'08"W	9.57'
L89	S13°04'56"W	37.97'
L90	N46°30'52"W	24.99'
L91	N82°47'29"W	25.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L92	N84°58'02"E	10.00'
L93	N32°35'53"E	54.84'
L94	S73°29'36"W	17.17'
L95	N68°32'23"E	71.88'
L96	S86°45'06"E	15.00'
L97	S68°39'08"W	16.99'
L98	S21°31'27"E	82.26'
L99	S58°45'52"E	50.00'
L101	N32°35'53"E	22.99'
L105	N68°37'09"E	47.80'

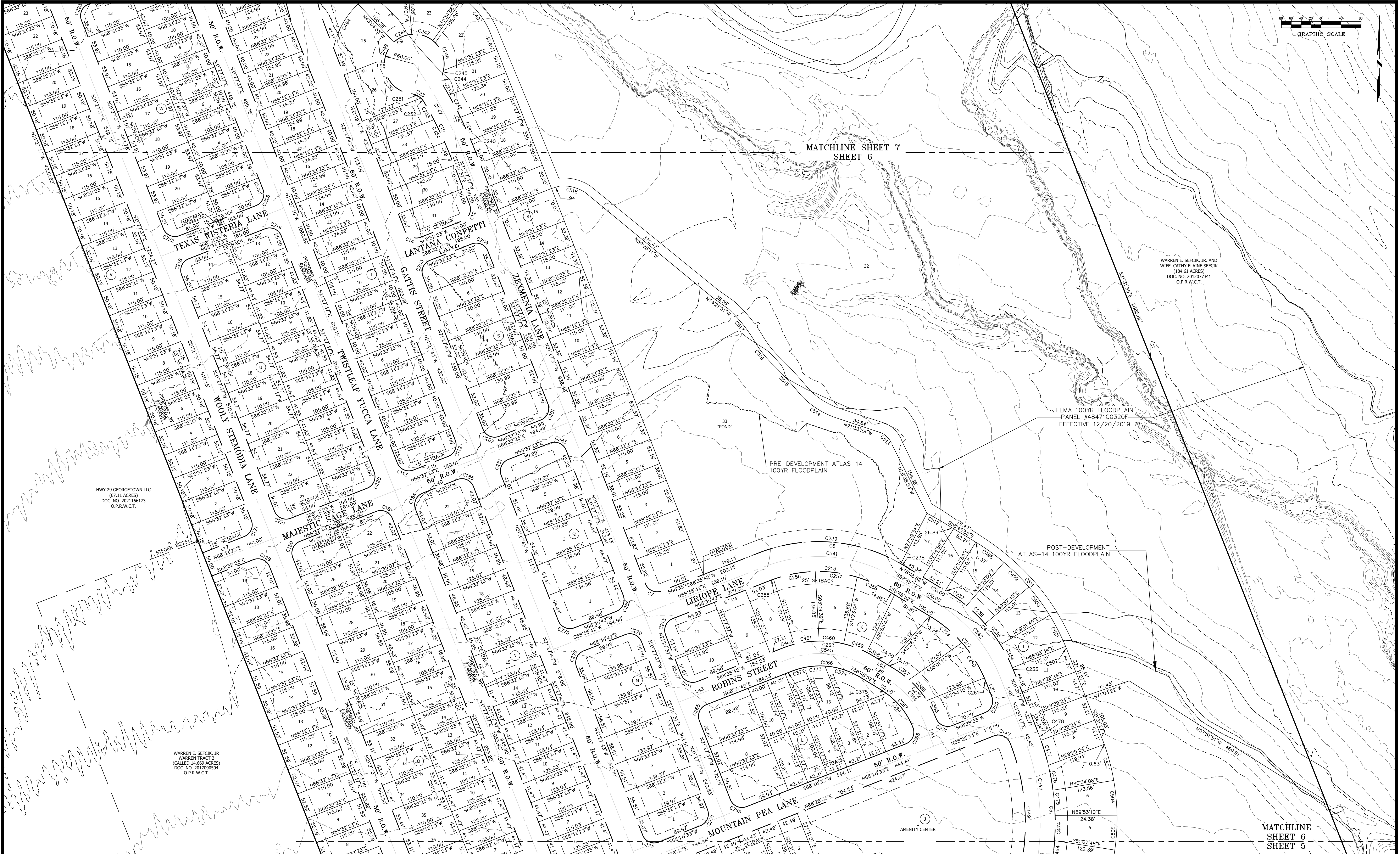
STREET DESIGN TABLE							
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	TRAVEL WAY WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY
EUREKA MILLS BOULEVARD	ARTERIAL	45 MPH	1,550'	120'	2 x24 LF (LOG-LOG)	URBAN	PUBLIC
	MAJOR COLLECTOR	40 MPH	728'	60'	45 LF (LOG-LOG)	URBAN	PUBLIC
	MINOR COLLECTOR	35 MPH	180'	60'	37 LF (LOG-LOG)	URBAN	PUBLIC
	LOCAL	25 MPH	405'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
PERCY STREET	MINOR COLLECTOR	35 MPH	571'	60'	37 LF (LOG-LOG)	URBAN	PUBLIC
WOOLY STEMODIA LANE	LOCAL	25 MPH	4,344'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
TWISTLEAF YUCCA LANE	LOCAL	25 MPH	4,164'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
GATTIS STREET	MAJOR COLLECTOR	40 MPH	1,484'	60'	45 LF (LOG-LOG)	URBAN	PUBLIC
	COLLECTOR	35 MPH	2,162'	60'	45 LF (LOG-LOG)	URBAN	PUBLIC
	MINOR COLLECTOR	35 MPH	700'	60'	37 LF (LOG-LOG)	URBAN	PUBLIC
	LOCAL	25 MPH	539'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
LIRIOPE LANE	MINOR COLLECTOR	35 MPH	1,231'	60'	37 LF (LOG-LOG)	URBAN	PUBLIC
	LOCAL	25 MPH	1,105'	60'	37 LF (LOG-LOG)	URBAN	PUBLIC
EASLY STREET	LOCAL	25 MPH	479'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
MOUNTAIN PEA LANE	LOCAL	25 MPH	814'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
ROBINS STREET	LOCAL	25 MPH	597'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
ZEXMENIA LANE	LOCAL	25 MPH	1,662'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
MAJESTIC SAGE LANE	LOCAL	25 MPH	780'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
TEXAS WISTERIA LANE	LOCAL	25 MPH	265'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
LANTANA CONFETTI LANE	LOCAL	25 MPH	195'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
TEXAS PALMETTO LANE	LOCAL	25 MPH	4,098'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
WAXMYRTL LANE	LOCAL	25 MPH	1,345'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
LACEBARK ELM LANE	LOCAL	25 MPH	1,369'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
LEGGET STREET	LOCAL	25 MPH	2,392'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
BUTTONBUSH STREET	LOCAL	25 MPH	1,852'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
BOYLSTON STREET	LOCAL	25 MPH	804'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
SALYER STREET	LOCAL	25 MPH	1,523'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC
BLUE GRAMA COVE	LOCAL	25 MPH	96'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC

PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION		EUREKA MILLS		<div>LANDesign SERVICES, INC.</div> <div>10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642</div> <div>TBP&LS FIRM NO. 10001800</div> <div>512-238-7901</div>		DRAWING NAME: JONAH - PRELIM PLAT	
JOB NUMBER: 21-058		DATE	DESCRIPTION	TOTAL SIZE: 235.74 ACRES		1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC		ADRIAN H. ROSAS		FRANK W. FUNK						SHEET 04 of 08	
DATE: 01/18/24	SCALE: 1" = 80'			TOTAL BLOCKS: 41				1404 HAWKS CANYON CIRCLE		P.E. NO.		R.P.L.S. NO. 6803							
DRAWING FILE PATH: K:\21058 - TRE JONAH				TOTAL RESIDENTIAL LOTS: 822				AUSTIN, TX 78732		6101 W. COURTYARD DRIVE		10090 W HIGHWAY 29							
255/CADD/DWG/JONAH PRELIM PLAT REV3.DWG				TOTAL NON-RESIDENTIAL: 21		TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE.				BUILDING 1, SUITE 100		LIBERTY HILL, TEXAS 78642							
FIELDNOTE FILE PATH: N/A						N: 10,208,350.44				AUSTIN, TEXAS 78735									
RPLS: FWF	TECH: JRM	PARTYCHIEF: N/A				E: 3,172,689.27													
CHECKED BY: HAS	FIELDBOOK: N/A					Z: 598.61'													

DRAWING PATH: K:\21058 - TRE JONAH 235/CADD/DWG/JONAH PRELIM PLAT REV3.DWG SHEET PLOT SIZE: ARCHIT FULL BLEED D (21.00 X 32.00 INCHES) LAST SAVED: 9/26/2024 8:10 AM PLOT DATE: 9/26/2024 2:23 PM



PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION		DRAWING NAME: JONAH PRELIM PLAT	
JOB NUMBER: 21-058		DATE	DESCRIPTION	TOTAL SIZE:	235.74 ACRES	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC		ADRIAN H. ROSAS		FRANK W. FUNK			
DATE: 01/18/24	SCALE: 1" = 80'			TOTAL BLOCKS:	41			1404 HAWKS CANYON CIRCLE		P.E. NO.		R.P.L.S. NO. 6803			
DRAWING FILE PATH: K:\21058 - TRE JONAH				TOTAL RESIDENTIAL LOTS:	822			6101 W. COURTYARD DRIVE		6101 W. COURTYARD DRIVE		10090 W HIGHWAY 29			
255 CADWGS\JONAH PRELIM PLAT REV3.DWG				TOTAL NON-RESIDENTIAL:	21	TEXAS COORDINATES SYSTEM OF 1983,		BUILDING 1, SUITE 100		AUSTIN, TEXAS 78735		LIBERTY HILL, TEXAS 78642			
FIELDNOTE FILE PATH:						TEXAS CENTRAL ZONE.									
N/A						N: 10,208,350.44									
RPLS: FWF	TECH: JRM	PARTYCHIEF: N/A				E: 3,172,689.27									
CHECKED BY: HAS	FIELDBOOK: N/A					Z: 598.61'									
EUREKA MILLS														SHEET 05 of 08	
LANDesign SERVICES, INC.														10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642	
														TBEPLS FIRM NO. 10001800	
														512-238-7901	

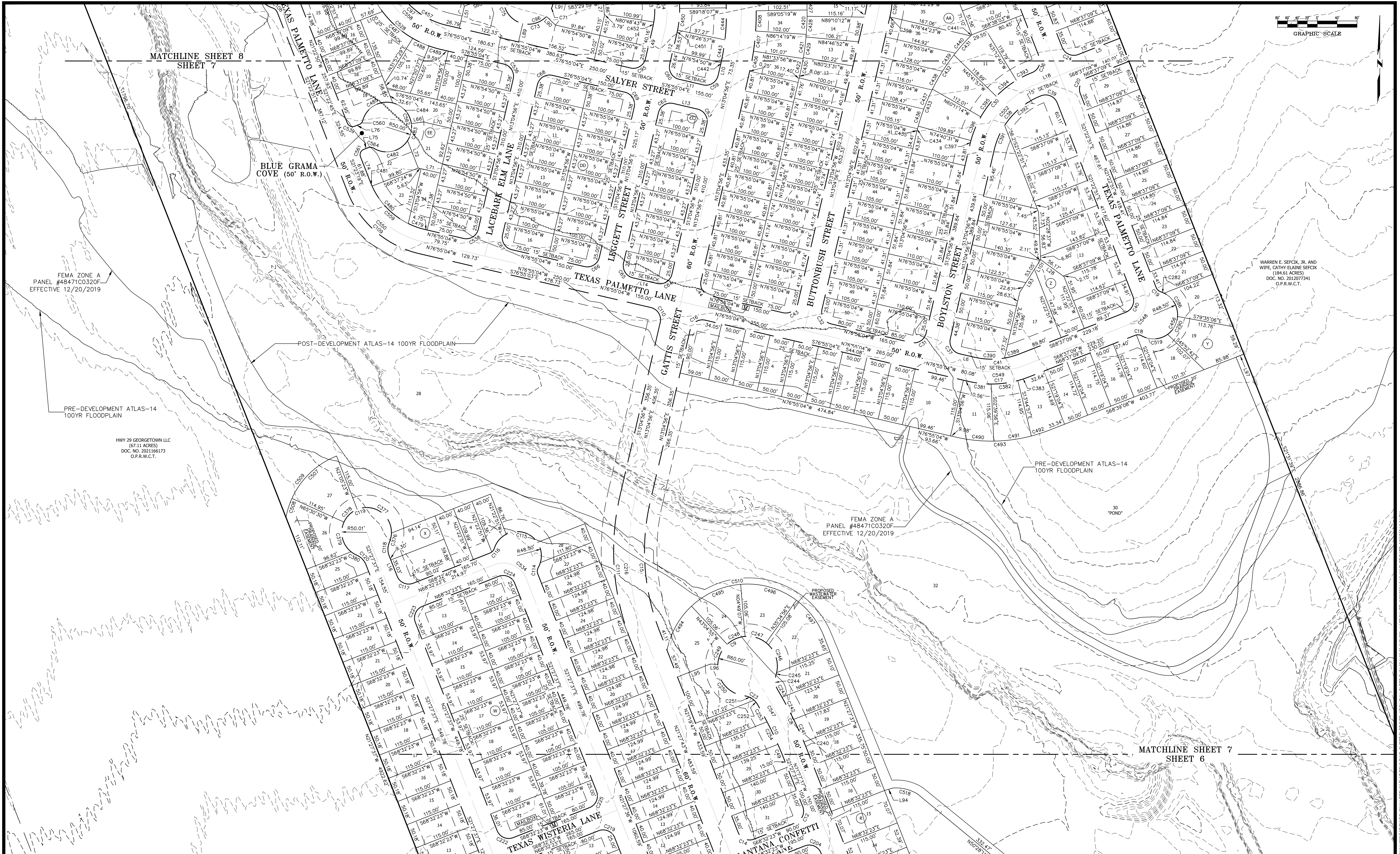


PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION		DRAWING NAME: JONAH PRELIM PLAT	
JOB NUMBER: 21-058	DATE: 01/18/24	DESCRIPTION		TOTAL SIZE: 235.74 ACRES		1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC		ADRIAN H. ROSAS		FRANK W. FUNK		SHEET 06 of 08	
DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\WGS\JONAH PRELIM PLAT REV.DWG	SCALE: 1" = 80'			TOTAL BLOCKS: 41				1404 HAWKS CANYON CIRCLE		P.E. NO. 6101		R.P.L.S. NO. 6803			
FIELDNOTE FILE PATH: N/A				TOTAL RESIDENTIAL LOTS: 822		TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE.		AUSTIN, TX 78732		6101 W. COURTYARD DRIVE		10090 W HIGHWAY 29			
RPLS: FWF	TECH: JRM	PARTYCHIEF: N/A		TOTAL NON-RESIDENTIAL: 21		N: 10,208,350.44				BUILDING 1, SUITE 100		LIBERTY HILL, TEXAS 78642			
CHECKED BY: HAS	FIELDBOOK: N/A					E: 3,172,689.27									
						Z: 598.61'									

LSI

LANDesign SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

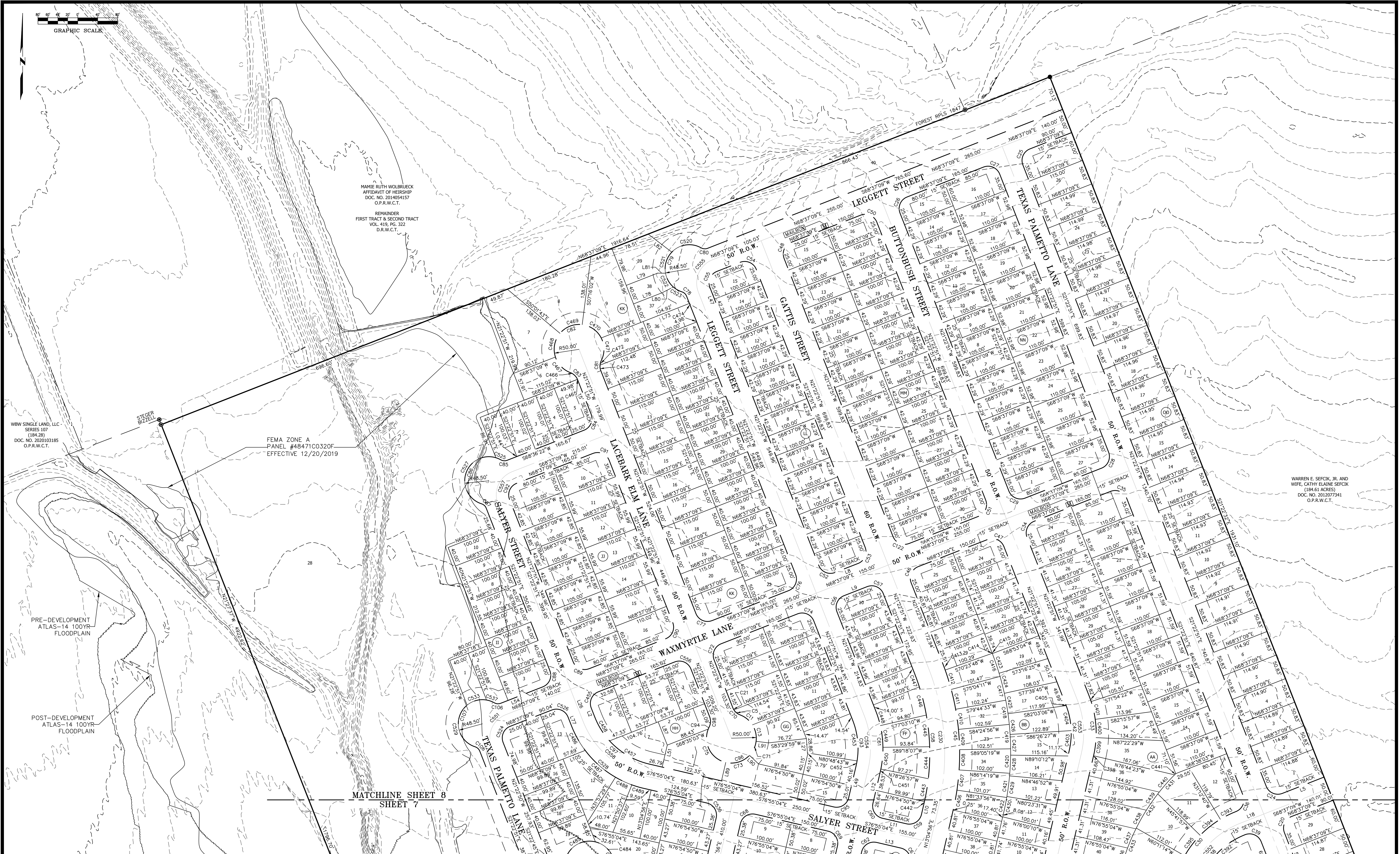


PROJECT NAME: TRE JONAH 235 JOB NUMBER: 21-058 DATE: 01/18/24 DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\DWG\JONAH PRELIM PLAT REV.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF CHECKED BY: HAS		REVISIONS DATE DESCRIPTION		PROJECT INFORMATION TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 41 TOTAL RESIDENTIAL LOTS: 822 TOTAL NON-RESIDENTIAL: 21		BENCHMARK 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29. TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'		OWNER INFORMATION JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		ENGINEER INFORMATION ADRIAN H. ROSAS P.E. NO. 6803 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 110W AUSTIN, TEXAS 78735		SURVEYOR INFORMATION FRANK W. FUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642		DRAWING NAME: JONAH PRELIM PLAT SHEET 07 of 08	
PROJECT NAME: TRE JONAH 235 JOB NUMBER: 21-058 DATE: 01/18/24 DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\DWG\JONAH PRELIM PLAT REV.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF CHECKED BY: HAS		REVISIONS DATE DESCRIPTION		PROJECT INFORMATION TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 41 TOTAL RESIDENTIAL LOTS: 822 TOTAL NON-RESIDENTIAL: 21		BENCHMARK 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29. TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'		OWNER INFORMATION JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		ENGINEER INFORMATION ADRIAN H. ROSAS P.E. NO. 6803 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 110W AUSTIN, TEXAS 78735		SURVEYOR INFORMATION FRANK W. FUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642		DRAWING NAME: JONAH PRELIM PLAT SHEET 07 of 08	

LSI

LANDESIGN
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TPELS FIRM NO. 10001800
512-238-7901



PROJECT NAME: TRE JONAH 235 JOB NUMBER: 21-058		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION		DRAWING NAME: JONAH PRELIM PLAT	
DATE: 01/18/24 DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\DWG\JONAH PRELIM PLAT REV.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF CHECKED BY: HAS		DATE		TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 41 TOTAL RESIDENTIAL LOTS: 822 TOTAL NON-RESIDENTIAL: 21		1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		ADRIAN H. ROSAS P.E. NO. 6101 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735		FRANK W. FUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642		SHEET 08 of 08	
SCALE: 1" = 80'		DESCRIPTION		TEXAS COORDINATES SYSTEM OF 1983, CEN N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'		1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.		JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		ADRIAN H. ROSAS P.E. NO. 6101 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735		FRANK W. FUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642		LSI LAND DESIGN SERVICES, INC. 10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TBEPLS FIRM NO. 10001800 512-238-7901	