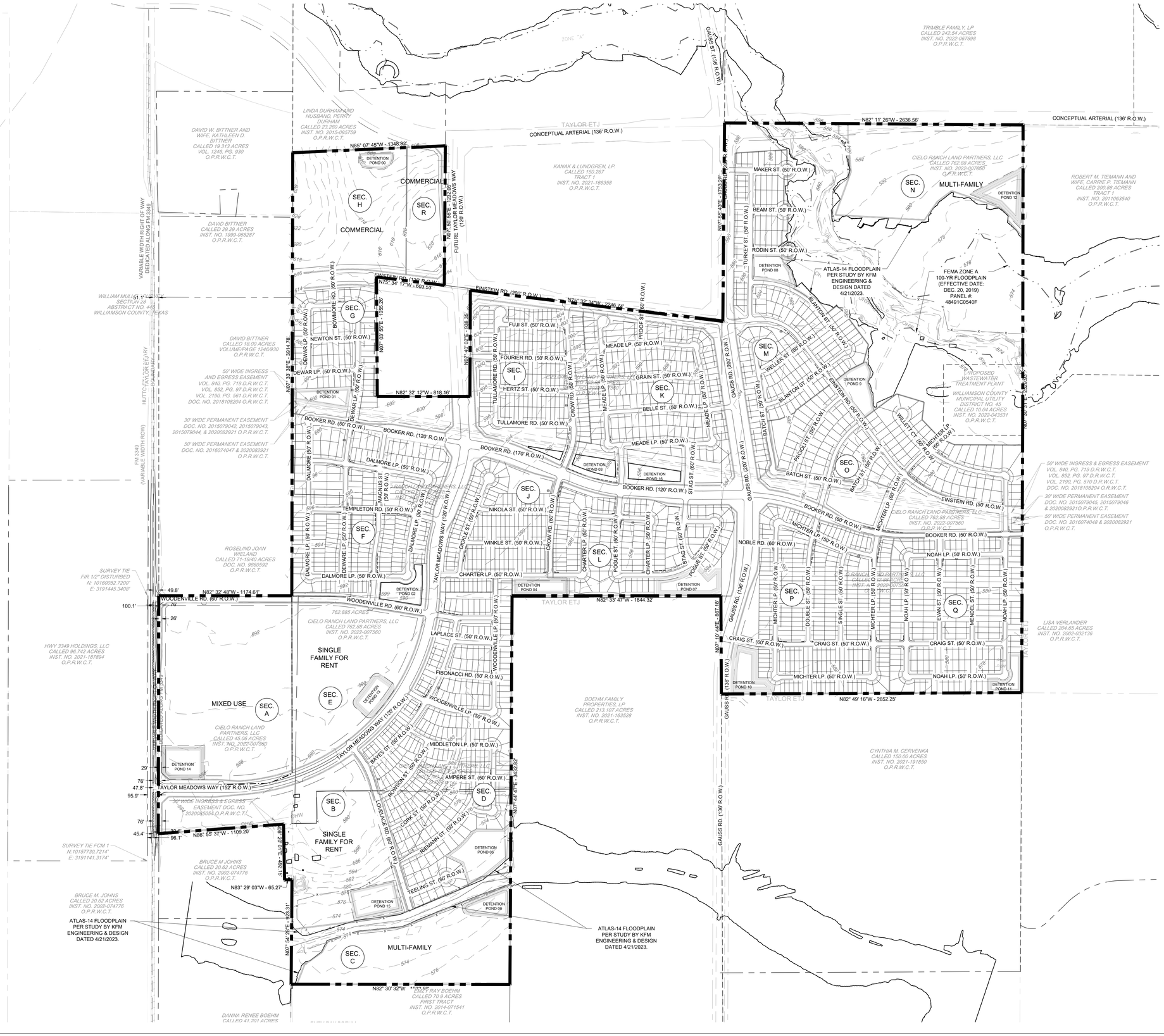




KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


DATE:
DESCRIPTION:
DELTA:
DATE:
DESCRIPTION:
ISSUE:


OWNER
TAYLOR MEADOWS 712, LP
2904 SHADY CREEK DRIVE
FLOWER MOUND, TX 75022
(214) 505-6523
KAMALAKAR.POONURU@GMAIL.COM

OWNER
CIELO RANCH LAND PARTNERS, LLC
311 WESTWOOD TERRACE
AUSTIN, TX 78746
(512) 914-7802
TODD@INSITE-AUSTIN.COM

ENGINEER
KFM ENGINEERING & DESIGN
1301 S. MOPAC EXPY, STE 150
AUSTIN, TX 78746
(512) 628-8281
MZUPAN@KFM-LLC.COM


CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
OVERALL PLAT

BENCHMARKS

1. **T.B.M. #1: "X" CUT**
   ELEVATION = 582.73'

2. **T.B.M. #2: "X" CUT**
   ELEVATION = 587.12'

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL
ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

DATE:
2023/09/12

SHEET:



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N

0 400 800

SCALE: 1" = 400'

LEGEND

EXISTING 2' CONTOUR

PROPOSED 2' CONTOUR

PROPERTY BOUNDARY

SHEET 7 | SHEET 8 & 37 | SHEET 9

SHEET 10 | SHEET 11 & 38 | SHEET 12 & 39 | SHEET 13 & 40 | SHEET 14 & 41 | SHEET 15 & 42

SHEET 16 & 43 | SHEET 17 & 44 | SHEET 18 & 45 | SHEET 19 & 46 | SHEET 20 & 47

SHEET 21 | SHEET 22 & 48 | SHEET 23 & 49 | SHEET 24 & 50 | SHEET 25 & 51 | SHEET 26 & 52

SHEET 27 & 53 | SHEET 28 & 54 | SHEET 29 & 55 | SHEET 30 & 56 | SHEET 31 & 57

SHEET 32 | SHEET 33 & 58 | SHEET 34 & 59

SHEET 35 | SHEET 36

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

FEMA ZONE A 100-YR FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 48 CALLED 10.04 ACRES INST. NO. 2022-043531 O.P.R.W.C.T.

50' WIDE INGRESS & EGRESS EASEMENT VOL. 840, PG. 719 D.R.W.C.T. VOL. 852, PG. 97 D.R.W.C.T. VOL. 3190, PG. 570 D.R.W.C.T. DOC. NO. 2018108204 O.R.W.C.T.

30' WIDE PERMANENT EASEMENT DOC. NO. 2015079045, 2015079046 & 2020082921 O.P.R.W.C.T.

50' WIDE PERMANENT EASEMENT DOC. NO. 2016074048 & 2020082921 O.P.R.W.C.T.

50' WIDE INGRESS AND EGRESS EASEMENT VOL. 840, PG. 719 D.R.W.C.T. VOL. 852, PG. 97 D.R.W.C.T. DOC. NO. 2018108204 O.R.W.C.T.

30' WIDE PERMANENT EASEMENT DOC. NO. 2015079042, 2015079043, 2015079044, & 2020082921 O.P.R.W.C.T.

50' WIDE PERMANENT EASEMENT DOC. NO. 2016074047 & 2020082921 O.P.R.W.C.T.

30' WIDE INGRESS & EGRESS EASEMENT DOC. NO. 2020082921 O.P.R.W.C.T.

SURVEY TIE FIR 1/2" DISTURBED N: 10160052.7300' E: 3191445.3408'

SURVEY TIE FCM 1 N:10157730.7214' E: 3191141.3174'

BENCHMARKS

1. T.B.M. #1: "X" CUT
   ELEVATION = 582.73'

2. T.B.M. #2: "X" CUT
   ELEVATION = 587.12'


KFM ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


ISSUE: DESCRIPTION: DATE:

DELTA: DESCRIPTION: DATE:

CLIENT: TAYLOR MEADOWS 712, LP

PROJECT: TAYLOR MEADOWS

SHEET TITLE: OVERALL KEYMAP

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

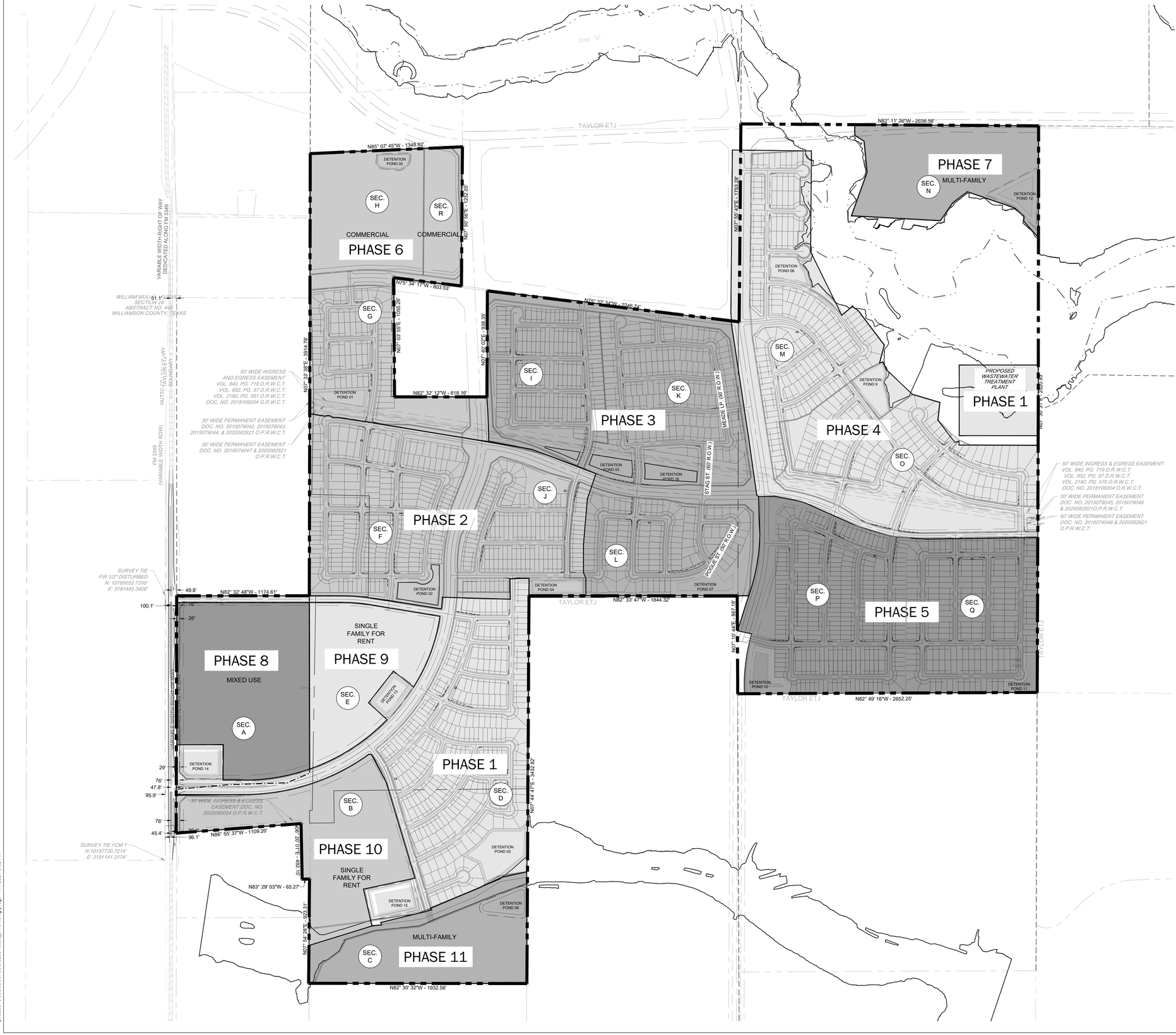
DRAWN BY: TJH | DESIGNED BY: BL | CHECKED BY: MZ

DATE: 2023/09/12

SHEET:

2 OF 59

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BENCHMARKS

1. **T.B.M. #1: "X" CUT**
   ELEVATION = 582.73'

2. **T.B.M. #2: "X" CUT**
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KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


| ISSUE: | DESCRIPTION: | DATE: |
|---|---|---|
| | | |
| | | |
| DELTA: | DESCRIPTION: | DATE: |
| | | |

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
OVERALL PHASING PLAN

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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# PRELIMINARY PLAT NOTES

1. LOT 7 BLK. 4 SEC.M, LOT 1 BLK. 1 SEC. N, LOT 11 BLK. 2 SEC O, LOT 83 BLK. 7 SEC.D, AND LOT 1 BLK. 7 SEC. D ARE ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48491C0700F AND 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
2. PARTS OF THIS TRACT ARE ENCROACHED BY THE EFFECTIVE FEMA 1% ANNUAL CHANCE FLOODPLAIN (ZONE A). A FLOOD STUDY HAS BEEN CONDUCTED IN ASSOCIATION WITH THIS PRELIMINARY PLAT TO DETERMINE THE 100-YEAR FLOODPLAIN. ATLAS-14 RAINFALL DATA WAS USED IN ACCORDANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS AND OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA). THE FLOODPLAIN BOUNDARIES DETERMINED BY THIS STUDY ARE SHOWN ON THIS PLAT AS "EXISTING EFFECTIVE 100-YEAR FLOODPLAIN" AND "ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023."
3. THE BEARINGS HEREIN WERE ORIENTED TO AGREE WITH GRID NORTH (TEXAS CENTRAL ZONE - NAD 83).
4. WATER SERVICE TO BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
5. WASTEWATER SERVICE TO BE PROVIDED CITY OF HUTTO.
6. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, WILLIAMSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS; AND WILLIAMSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
7. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
8. THE COUNTY ASSURES 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 OWNERS OF THE TRACT OF LAND CONVEYED BY THIS PLAT MUST INSTALL AT 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.
9. ALL PUBLIC ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
10. ANY DEVELOPMENT ON A LOT FOR OTHER THAN SINGLE FAMILY RESIDENTIAL USE WILL REQUIRE COMPLIANCE WITH WILLIAMSON COUNTY REGULATION B11.1 AND ON-SITE DETENTION SHALL BE PROVIDED AS REQUIRED OR NEEDED.
11. THE PURPOSE OF THE 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 SUBDIVISION OF LOT: A, B, C, E, H, N & R PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS A, B, C, E, H, N, OR 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. 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 PUBLICS OR PRIVATELY OWNED.
12. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
13. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
14. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO GAUSS ROAD, EINSTEIN ROAD, AND ARISTOTLE ROAD.
15. RIGHT-OF-WAY WIDTHS SHOWN FOR ALL PROPOSED ROADWAYS ARE MINIMUMS. ACTUAL RIGHT-OF-WAY WIDTHS MAY BE GREATER BASED UPON THE ROADWAY DESIGN.
16. IF THE FUTURE EAST-WEST CONTROLLED ACCESS ROADWAY / CORRIDOR BECOMES A DIVIDED ROADWAY, THE GAUSS ROAD AND ARISTOTLE ROAD ACCESS MAY BE LIMITED TO RIGHT-IN-RIGHT-OUT ACCESS ONLY.
17. LOTS LESS THAN 50' MAY NOT BE FURTHER SUBDIVIDED.
18. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE M.U.D.
19. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
20. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICHLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
21. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY KFM ENGINEERING AND DESIGN, DATED JANUARY 27, 2023.
22. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
23. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

| ROAD NAME | ROAD CLASSIFICATION | DESIGN SPEED (MPH) | ROAD DESIGNATION | PAVEMENT WIDTH (FOC-FOC) (FT) | R.O.W. WIDTH (FT) | LENGTH (FT) |
|---|---|---|---|---|---|---|
| AMPERE STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 389 |
| TAYLOR MEADOWS WAY | ARTERIAL ROAD | 45 | PUBLIC | VARIES | VARIES | 1922 |
| | ARTERIAL ROAD | 45 | PUBLIC | 75 | 120 | 3176 |
| BATCH STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 2305 |
| BAYES STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1584 |
| BEAM STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 297 |
| BELLE STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 245 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 904 |
| BLANTON STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 2017 |
| BOOKER ROAD | ARTERIAL ROAD | 45 | PUBLIC | 75 | 120 | 791 |
| | ARTERIAL ROAD | 45 | PUBLIC | 75 | VARIES | 1777 |
| | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 450 |
| | MINOR COLLECTOR | 35 | PUBLIC | 40 | VARIES | 1773 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1657 |
| BOWMORE ROAD | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 241 |
| CHARTER LOOP | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 230 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 2700 |
| CORK STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1038 |
| CRAIG STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 429 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 2030 |
| CROW ROAD | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 993 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1451 |
| DALMORE LOOP | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 4219 |
| DEWARE LOOP | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 1280 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 2581 |
| DICKEL STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 920 |
| DOUBLE STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 509 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1596 |
| EINSTEIN ROAD | ARTERIAL ROAD | 45 | PUBLIC | 75 | 136 | 540 |
| | ARTERIAL ROAD | 45 | PUBLIC | 37.5 * | VARIES | 1526 |
| | MINOR COLLECTOR | 35 | PUBLIC | 40 | VARIES | 246 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | VARIES | 540 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 2443 |
| EVAN STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 175 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 783 |
| FIBONACCI ROAD | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 471 |
| FOURIER ROAD | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 308 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 645 |
| FUJI STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 624 |
| GAUSS ROAD | ARTERIAL ROAD | 45 | PUBLIC | 75 | 136 | 470 |
| | ARTERIAL ROAD | 45 | PUBLIC | 75 | VARIES | 2402 |
| | ARTERIAL ROAD | 45 | PUBLIC | 37.5 * | 152 | 894 |
| | ARTERIAL ROAD | 45 | PUBLIC | 37.5 * | VARIES | 819 |
| GRAIN STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 880 |
| HERTZ STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 666 |
| LAPLACE STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 379 |
| LOVELACE ROAD | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 1549 |
| MAGNUS STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 252 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1295 |
| MAKER STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 245 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 314 |
| MEADE LOOP | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 3768 |
| MENDEL STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 786 |
| MICHTER LOOP | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 767 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 4660 |
| MIDDLETON LOOP | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1606 |
| NEWTON STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 434 |
| NIKOLA STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 683 |
| NOAH LOOP | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 399 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 4254 |
| NOBLE ROAD | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 246 |
| PACIOLI STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 843 |
| POGUE STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 642 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1943 |
| PROOF STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 291 |
| REIMANN STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1083 |
| RODIN STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 328 |
| ROWSON STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 711 |
| SINGLE STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 846 |
| STAG STREET | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 686 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 401 |
| TEELING STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 385 |
| TEMPLETON ROAD | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 242 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 945 |
| TULLAMORE ROAD | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1717 |
| TURKEY STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1327 |
| WELLER STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 474 |
| WILLET COURT | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1158 |
| WINKLE STREET | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 764 |
| WOODENVILLE ROAD | MAJOR COLLECTOR | 40 | PUBLIC | 48 | 60 | 1882 |
| | COLLECTOR | 35 | PUBLIC | 48 | 60 | 532 |
| | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 230 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 338 |
| WOODENVILLE LOOP | MINOR COLLECTOR | 35 | PUBLIC | 40 | 60 | 230 |
| | LOCAL ROAD | 25 | PUBLIC | 33 | 50 | 1822 |

*NOTE: ROAD TYPE IS URBAN FOR ALL ROADS.*
**PAVEMENT WIDTH SHOWN IS FOR A PARTIAL ROAD SECTION ON OR ADJACENT TO THE PROPERTY BOUNDARY.*

## Appendix G – Roadway Cross-Sections

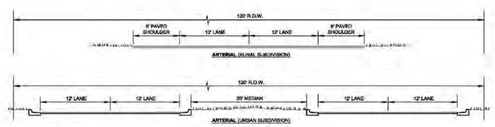



**Figure G-1: Arterial Road Cross Sections**

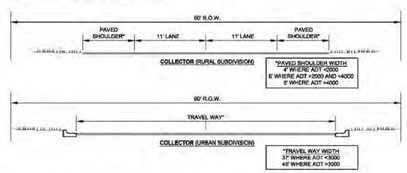



**Figure G-2: Collector Road Cross Sections**

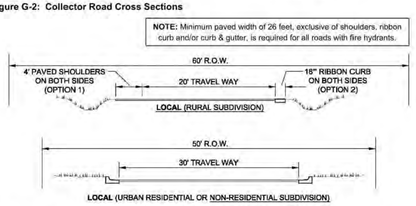



**Figure G-3: Local Road Cross Sections**

## Appendix H – Curb Details

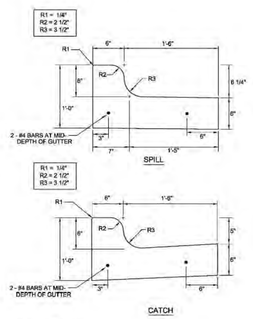



**Figure H-1: 24-inch Curb & Gutter Detail**

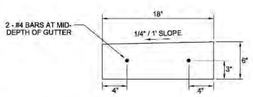



**Figure H-2: 18" Ribbon Curb Detail**




KFM ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:
DATE:
DESCRIPTION:
ISSUE:

CLIENT: TAYLOR MEADOWS 712, LP

PROJECT: TAYLOR MEADOWS

SHEET TITLE: PRELIMINARY PLAT NOTES

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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| SITE DATA LOT SUMMARY TABLE | | | | |
|---|---|---|---|---|
| SECTION | LOT TYPE | TOTAL ACREAGE | LOT COUNT | |
| A | MIXED USE | 42.29 | 1 | |
| B | SINGLE FAMILY FOR RENT | 35.03 | 1 | |
| C | MULTIFAMILY | 23.55 | 1 | |
| D | SUBDIVISION | 52.72 | 40' | 117 |
| | | | 50' | 87 |
| | | | 60' | 13 |
| | | | 70' | 39 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 11 |
| | | | TOTAL | 268 |
| E | SINGLE FAMILY FOR RENT | 27.13 | 1 | |
| F | SUBDIVISION | 46.34 | 40' | 116 |
| | | | 50' | 32 |
| | | | 60' | 17 |
| | | | 70' | 27 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 8 |
| | | | TOTAL | 201 |
| G | SUBDIVISION | 15.44 | 40' | 0 |
| | | | 50' | 59 |
| | | | 60' | 2 |
| | | | 70' | 9 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 6 |
| | | | TOTAL | 77 |
| H | MULTIFAMILY | 25.09 | 1 | |
| I | SUBDIVISION | 31.32 | 40' | 144 |
| | | | 50' | 1 |
| | | | 60' | 0 |
| | | | 70' | 0 |
| | | | DETENTION POND | 0 |
| | | | LANDSCAPE AREA | 7 |
| | | | TOTAL | 152 |
| J | SUBDIVISION | 22.51 | 40' | 119 |
| | | | 50' | 0 |
| | | | 60' | 0 |
| | | | 70' | 0 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 6 |
| | | | TOTAL | 126 |
| K | SUBDIVISION | 42.98 | 40' | 0 |
| | | | 50' | 94 |
| | | | 60' | 48 |
| | | | 70' | 1 |
| | | | DETENTION POND | 2 |
| | | | LANDSCAPE AREA | 9 |
| | | | TOTAL | 154 |
| L | SUBDIVISION | 29.60 | 40' | 18 |
| | | | 50' | 82 |
| | | | 60' | 2 |
| | | | 70' | 23 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 6 |
| | | | TOTAL | 132 |

| SITE DATA LOT SUMMARY TABLE | | | | |
|---|---|---|---|---|
| SECTION | LOT TYPE | TOTAL ACREAGE | LOT COUNT | |
| M | SUBDIVISION | 37.30 | 40' | 0 |
| | | | 50' | 156 |
| | | | 60' | 4 |
| | | | 70' | 0 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 4 |
| | | | FLOODPLAIN | 1 |
| | | | TOTAL | 166 |
| N | MULTIFAMILY | 27.71 | 1 | |
| O | SUBDIVISION | 30.65 | 40' | 0 |
| | | | 50' | 2 |
| | | | 60' | 65 |
| | | | 70' | 43 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 7 |
| | | | TOTAL | 118 |
| P | SUBDIVISION | 46.45 | 40' | 248 |
| | | | 50' | 9 |
| | | | 60' | 2 |
| | | | 70' | 0 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 5 |
| | | | TOTAL | 265 |
| Q | SUBDIVISION | 34.98 | 40' | 0 |
| | | | 50' | 182 |
| | | | 60' | 3 |
| | | | 70' | 0 |
| | | | DETENTION POND | 1 |
| | | | LANDSCAPE AREA | 1 |
| | | | TOTAL | 187 |
| R | COMMERCIAL | 8.74 | 1 | |
| | WASTEWATER TREATMENT PLANT | 10.04 | 1 | |
| TOTAL | | 579.83 AC | 1,854 LOTS | |


KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


DATE:
DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT NOTES




PROJECT NUMBER:
020075008

DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

DATE:
2023/09/12

SHEET:



P:\020075008\cad\sheets\020075008_mtl01-SJOHNSON-11/7/2024 9:33 AM

# LINE TABLES

| Line Table | | | Line Table | | | Line Table | | | Line Table | | | Line Table | | | Line Table | | | Line Table | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction | Line # | Length | Direction |
| L4 | 77.48 | S05° 31' 27"E | L64 | 388.41 | N81° 46' 15"W | L108 | 109.09 | N81° 32' 05"W | L205 | 665.78 | S81° 26' 06"E | L296 | 870.08 | N82° 52' 35"W | L409 | 190.21 | N26° 53' 31"E | L503 | 387.00 | N23° 48' 20"E |
| L5 | 56.23 | S06° 31' 26"W | L65 | 388.41 | N81° 46' 15"W | L109 | 325.78 | N68° 46' 49"W | L207 | 644.95 | S81° 26' 06"E | L297 | 1255.25 | N07° 53' 31"E | L410 | 70.64 | N81° 53' 40"E | L504 | 368.11 | N08° 02' 10"E |
| L7 | 227.96 | S77° 33' 06"E | L67 | 125.38 | N50° 51' 56"W | L111 | 740.19 | N81° 32' 05"W | L215 | 230.03 | S81° 26' 06"E | L302 | 246.40 | N80° 34' 03"W | L423 | 137.91 | S86° 26' 06"E | L505 | 1199.81 | N08° 02' 10"E |
| L8 | 147.56 | S86° 26' 06"E | L68 | 101.79 | S29° 48' 33"E | L112 | 154.99 | N07° 33' 38"E | L216 | 35.06 | N82° 19' 58"W | L311 | 195.54 | S67° 26' 03"E | L424 | 230.00 | N88° 42' 23"E | L510 | 137.08 | N73° 20' 42"W |
| L10 | 227.96 | S77° 33' 06"E | L70 | 1177.99 | S09° 15' 15"E | L114 | 103.62 | N16° 35' 18"E | L217 | 393.95 | S07° 39' 53"W | L314 | 91.92 | S82° 52' 35"E | L426 | 227.96 | S77° 33' 06"E | L512 | 565.55 | N60° 57' 00"W |
| L11 | 357.00 | N86° 26' 06"W | L71 | 60.00 | S29° 48' 33"E | L116 | 576.14 | N08° 43' 05"E | L218 | 624.12 | N81° 26' 06"W | L330 | 2030.18 | S82° 52' 35"E | L428 | 98.26 | S86° 26' 06"E | L514 | 520.77 | N79° 09' 44"W |
| L12 | 599.47 | N82° 26' 33"W | L72 | 385.33 | N74° 48' 29"E | L118 | 480.78 | N16° 35' 58"E | L227 | 35.00 | N86° 26' 06"W | L331 | 69.71 | S26° 11' 56"W | L433 | 134.46 | N86° 26' 06"W | L516 | 348.14 | N83° 22' 41"W |
| L14 | 227.96 | N77° 33' 06"W | L73 | 56.62 | S41° 36' 56"W | L120 | 637.15 | N07° 51' 12"E | L228 | 1095.18 | S03° 33' 54"W | L337 | 649.27 | S07° 53' 31"W | L436 | 303.36 | S01° 17' 37"E | L518 | 61.97 | N55° 34' 44"W |
| L16 | 51.42 | N86° 26' 06"W | L74 | 224.74 | S70° 44' 45"W | L121 | 435.89 | N85° 04' 42"W | L232 | 204.01 | S03° 33' 54"W | L339 | 870.21 | N83° 22' 41"W | L441 | 41.50 | S80° 44' 45"W | L519 | 160.74 | N12° 17' 41"E |
| L18 | 271.46 | S82° 37' 32"E | L75 | 68.78 | S58° 23' 04"E | L122 | 580.62 | S07° 33' 38"W | L233 | 133.29 | S12° 17' 41"W | L348 | 1070.49 | S07° 53' 31"W | L443 | 81.48 | N81° 57' 39"W | L521 | 287.45 | S83° 22' 41"E |
| L20 | 395.89 | N29° 35' 46"W | L77 | 88.12 | S81° 47' 15"E | L123 | 432.92 | S85° 04' 42"E | L234 | 147.53 | S12° 17' 41"W | L349 | 870.08 | S82° 52' 35"E | L446 | 74.71 | S17° 23' 06"W | L523 | 368.04 | S82° 37' 32"E |
| L25 | 96.69 | N14° 42' 32"E | L78 | 196.66 | N06° 50' 47"E | L128 | 1379.11 | S07° 33' 38"W | L236 | 491.46 | S86° 26' 06"E | L350 | 1078.11 | N07° 53' 31"E | L447 | 175.00 | N06° 37' 19"E | L524 | 228.33 | S07° 22' 28"W |
| L27 | 47.02 | S16° 34' 22"W | L79 | 381.78 | N08° 13' 45"E | L129 | 580.00 | S82° 32' 52"E | L237 | 491.46 | S86° 26' 06"E | L351 | 783.01 | N07° 53' 31"E | L448 | 175.04 | N07° 53' 31"E | L526 | 223.78 | S12° 17' 41"W |
| L31 | 378.55 | N73° 59' 42"W | L80 | 249.42 | N81° 46' 15"W | L130 | 434.41 | N85° 04' 42"W | L247 | 337.18 | N01° 17' 37"W | L352 | 785.55 | N07° 53' 31"E | L449 | 223.58 | N07° 17' 54"E | L527 | 580.19 | S79° 09' 44"E |
| L33 | 206.25 | N72° 25' 23"W | L82 | 65.59 | N58° 22' 00"W | L131 | 241.31 | N04° 55' 18"E | L248 | 262.14 | N01° 17' 37"W | L353 | 35.00 | S60° 24' 14"W | L450 | 62.50 | S07° 33' 27"W | L528 | 437.78 | S28° 43' 11"W |
| L35 | 1023.70 | N73° 24' 02"W | L83 | 115.20 | N08° 13' 45"E | L132 | 60.07 | N04° 55' 18"E | L249 | 230.83 | N06° 17' 37"W | L354 | 130.72 | S29° 35' 46"E | L451 | 60.00 | N12° 52' 22"W | L529 | 16.50 | N61° 16' 49"W |
| L37 | 76.42 | N82° 26' 22"W | L84 | 69.16 | S18° 13' 45"W | L144 | 70.24 | N12° 17' 41"E | L257 | 491.46 | S86° 26' 06"E | L357 | 116.91 | S53° 41' 03"W | L452 | 49.00 | S07° 27' 08"W | L530 | 161.46 | N28° 43' 11"E |
| L44 | 957.67 | N83° 22' 41"W | L86 | 80.82 | S26° 00' 25"W | L145 | 145.00 | N10° 50' 16"E | L258 | 98.86 | S14° 42' 32"W | L359 | 143.37 | S53° 41' 03"W | L481 | 86.00 | N26° 11' 15"W | L531 | 64.84 | N07° 27' 08"E |
| L45 | 1470.04 | S82° 32' 52"E | L88 | 53.26 | S41° 36' 56"W | L146 | 276.96 | N10° 50' 16"E | L260 | 90.49 | S03° 33' 54"W | L360 | 293.38 | N07° 17' 54"E | L483 | 118.27 | S88° 42' 38"E | L532 | 297.04 | S82° 32' 52"E |
| L47 | 700.81 | S73° 25' 38"E | L90 | 173.60 | S70° 44' 45"W | L148 | 102.30 | N03° 33' 54"E | L261 | 245.00 | N81° 57' 50"W | L361 | 158.86 | S27° 53' 31"W | L484 | 2189.16 | S75° 32' 34"E | L533 | 215.80 | S73° 59' 42"E |
| L48 | 135.84 | S73° 25' 38"E | L91 | 122.47 | N70° 44' 45"E | L149 | 240.79 | N07° 22' 28"E | L262 | 313.57 | N81° 57' 50"W | L378 | 570.69 | S82° 37' 32"E | L485 | 248.51 | S04° 33' 54"W | L541 | 69.25 | N60° 11' 22"E |
| L51 | 376.60 | S08° 13' 45"W | L93 | 53.26 | N41° 36' 56"E | L151 | 221.49 | N12° 17' 41"E | L263 | 1199.81 | N08° 02' 10"E | L380 | 76.55 | S71° 16' 49"E | L487 | 359.37 | S28° 43' 11"W | L555 | 26.86 | N55° 34' 44"W |
| L52 | 835.00 | S08° 13' 45"W | L95 | 125.79 | N26° 00' 25"E | L156 | 240.79 | N07° 22' 28"E | L264 | 296.50 | N81° 57' 50"W | L382 | 678.12 | S82° 37' 32"E | L488 | 160.84 | S07° 27' 08"W | L557 | 347.89 | N60° 24' 14"E |
| L53 | 304.35 | N80° 12' 16"W | L96 | 49.00 | S16° 34' 22"W | L158 | 314.37 | N12° 17' 41"E | L265 | 328.35 | S81° 57' 50"E | L384 | 74.62 | S79° 02' 22"E | L489 | 230.18 | S82° 37' 32"E | L561 | 764.34 | S07° 53' 31"W |
| L55 | 86.47 | N60° 38' 42"W | L100 | 163.39 | S07° 33' 38"W | L159 | 240.79 | N07° 22' 28"E | L267 | 651.25 | N60° 24' 14"E | L394 | 69.13 | N78° 42' 23"E | L490 | 317.19 | S82° 37' 32"E | L565 | 66.88 | N60° 11' 22"E |
| L57 | 107.58 | N51° 20' 07"W | L101 | 173.78 | S16° 35' 18"W | L161 | 265.55 | N12° 17' 41"E | L275 | 145.50 | N24° 52' 15"E | L398 | 34.99 | S88° 42' 23"W | L491 | 773.19 | S82° 37' 32"E | | | |
| L58 | 195.48 | N81° 46' 15"W | L102 | 450.22 | S08° 43' 07"W | L181 | 213.15 | N29° 03' 00"E | L277 | 12.06 | N60° 24' 14"E | L399 | 527.25 | S01° 17' 37"E | L494 | 18.82 | S87° 50' 23"E | | | |
| L60 | 145.33 | N77° 34' 42"W | L103 | 234.10 | S16° 35' 58"W | L184 | 515.03 | S07° 40' 02"W | L278 | 681.42 | N22° 25' 16"E | L406 | 767.39 | S73° 30' 24"E | L498 | 1337.33 | S29° 35' 46"E | | | |
| L61 | 122.79 | S69° 33' 20"E | L104 | 145.04 | N71° 16' 49"W | L196 | 687.81 | S81° 26' 06"E | L291 | 704.51 | N07° 53' 31"E | L407 | 767.39 | S73° 30' 24"E | L501 | 1287.03 | N01° 17' 37"W | | | |
| L63 | 271.02 | S77° 57' 03"E | L106 | 720.67 | N73° 27' 57"W | L200 | 967.53 | N03° 33' 54"E | L294 | 290.03 | S07° 53' 31"W | L408 | 767.39 | S73° 30' 24"E | L502 | 323.69 | N07° 53' 31"E | | | |

# CURVE TABLES

| Curve Table | | | | | | | Curve Table | | | | | | | Curve Table | | | | | | | Curve Table | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Chord Length | Chord Direction | Delta | Tangent | Curve # | Length | Radius | Chord Length | Chord Direction | Delta | Tangent | Curve # | Length | Radius | Chord Length | Chord Direction | Delta | Tangent | Curve # | Length | Radius | Chord Length | Chord Direction | Delta | Tangent |
| C9 | 31.01 | 200.00 | 30.98 | S81°59'36"E | 008°52'59" | 15.54 | C78 | 104.89 | 180.00 | 103.41 | S24°55'20"W | 033°23'11" | 53.98 | C121 | 65.03 | 1760.00 | 65.03 | S08°43'33"W | 002°07'02" | 32.52 | C220 | 400.88 | 1080.00 | 398.59 | S18°05'10"W | 021°16'03" | 202.78 |
| C11 | 31.01 | 200.00 | 30.98 | S81°59'36"E | 008°52'59" | 15.54 | C79 | 141.50 | 525.00 | 141.07 | S75°09'19"E | 015°26'32" | 71.18 | C126 | 45.81 | 525.00 | 45.80 | N03°47'37"W | 005°00'00" | 22.92 | C225 | 316.41 | 1571.30 | 315.87 | N82°02'56"W | 011°32'15" | 158.74 |
| C12 | 102.11 | 525.00 | 101.95 | S09°08'13"W | 011°08'38" | 51.22 | C81 | 561.80 | 1105.00 | 555.77 | S56°10'50"W | 029°07'49" | 287.11 | C127 | 102.11 | 525.00 | 101.95 | S09°08'13"W | 011°08'38" | 51.22 | C232 | 254.02 | 1560.00 | 253.74 | N03°22'17"E | 009°19'47" | 127.29 |
| C15 | 127.44 | 1330.00 | 127.39 | N05°17'28"E | 005°29'24" | 63.77 | C83 | 73.52 | 180.00 | 73.01 | S70°05'09"E | 023°24'11" | 37.28 | C128 | 127.44 | 1330.00 | 127.39 | N05°17'28"E | 005°29'24" | 63.77 | C234 | 250.09 | 1560.00 | 249.83 | N03°17'57"E | 009°11'08" | 125.32 |
| C19 | 73.93 | 525.00 | 73.87 | N77°30'01"W | 008°04'08" | 37.03 | C84 | 143.02 | 525.00 | 142.58 | N33°48'41"E | 015°36'30" | 71.96 | C137 | 685.28 | 1105.00 | 674.35 | N42°38'15"E | 035°31'58" | 354.06 | C236 | 433.29 | 1560.00 | 431.89 | N15°50'56"E | 015°54'50" | 218.05 |
| C21 | 20.03 | 525.00 | 20.03 | N72°22'23"W | 002°11'08" | 10.01 | C85 | 266.92 | 525.00 | 264.05 | N56°10'50"E | 029°07'49" | 136.41 | C138 | 379.03 | 575.00 | 372.21 | S41°18'19"W | 037°46'07" | 196.69 | C238 | 80.64 | 1560.00 | 80.64 | N22°19'29"E | 002°57'43" | 40.33 |
| C22 | 38.90 | 200.00 | 38.84 | N09°08'13"E | 011°08'38" | 19.51 | C86 | 108.33 | 525.00 | 108.14 | N68°53'49"E | 011°49'21" | 54.36 | C142 | 253.58 | 1000.00 | 252.90 | N15°09'23"E | 014°31'45" | 127.47 | C242 | 330.99 | 1530.00 | 330.35 | N67°08'51"W | 012°23'42" | 166.14 |
| C26 | 774.91 | 1000.00 | 755.66 | N51°47'44"W | 044°23'56" | 408.08 | C87 | 195.78 | 525.00 | 194.65 | N52°18'09"E | 021°21'58" | 99.04 | C153 | 141.50 | 525.00 | 141.07 | S75°09'19"E | 015°26'32" | 71.18 | C243 | 495.86 | 1560.00 | 493.78 | N70°03'22"W | 018°12'43" | 250.04 |
| C27 | 8.96 | 525.00 | 8.96 | N72°54'43"W | 000°58'39" | 4.48 | C88 | 73.53 | 180.00 | 73.02 | N70°04'08"W | 023°24'15" | 37.28 | C154 | 127.81 | 400.00 | 127.26 | S17°02'44"W | 018°18'25" | 64.45 | C244 | 114.79 | 1560.00 | 114.76 | N81°16'12"W | 004°12'58" | 57.42 |
| C28 | 82.82 | 525.00 | 82.73 | N77°55'12"W | 009°02'19" | 41.50 | C89 | 24.44 | 180.00 | 24.42 | S22°07'05"W | 007°46'41" | 12.24 | C156 | 450.16 | 1000.00 | 446.37 | S40°47'17"W | 025°47'32" | 228.96 | C245 | 742.34 | 1530.00 | 735.08 | N69°28'43"W | 027°47'57" | 378.62 |
| C32 | 116.87 | 525.00 | 116.63 | N75°09'27"W | 012°45'16" | 58.68 | C90 | 222.02 | 815.00 | 221.34 | S33°48'41"W | 015°36'30" | 111.70 | C159 | 183.38 | 1000.00 | 183.12 | S22°38'18"W | 010°30'25" | 91.95 | C247 | 773.19 | 521.50 | 704.29 | N54°54'02"E | 084°56'52" | 477.43 |
| C34 | 292.43 | 1000.00 | 291.39 | N20°40'21"E | 016°45'19" | 147.27 | C91 | 414.36 | 815.00 | 409.91 | S56°10'50"W | 029°07'49" | 211.76 | C162 | 35.64 | 180.00 | 35.58 | S76°57'10"E | 011°20'43" | 17.88 | C248 | 45.08 | 525.00 | 45.07 | S09°50'05"W | 004°55'13" | 22.56 |
| C44 | 455.09 | 1530.00 | 453.41 | N64°06'00"W | 017°02'32" | 229.24 | C93 | 143.02 | 525.00 | 142.58 | N33°48'41"E | 015°36'30" | 71.96 | C163 | 11.27 | 180.00 | 11.26 | S80°49'57"E | 003°35'10" | 5.63 | C249 | 465.68 | 1300.00 | 463.20 | S18°27'27"W | 020°31'28" | 235.36 |
| C47 | 32.21 | 1530.00 | 32.21 | N82°46'30"W | 001°12'22" | 16.10 | C95 | 82.72 | 525.00 | 82.63 | S12°04'28"W | 009°01'39" | 41.45 | C164 | 57.50 | 180.00 | 57.26 | N69°33'19"E | 018°18'09" | 29.00 | C250 | 668.14 | 1800.00 | 664.31 | S18°05'10"W | 021°16'03" | 337.96 |
| C48 | 94.89 | 1105.00 | 94.86 | N09°50'05"E | 004°55'13" | 47.48 | C96 | 72.12 | 525.00 | 72.06 | N12°39'11"E | 007°52'13" | 36.11 | C172 | 187.54 | 500.00 | 186.44 | N71°08'57"E | 021°29'26" | 94.88 | C251 | 774.91 | 1000.00 | 755.66 | S51°47'44"E | 044°23'56" | 408.08 |
| C49 | 69.99 | 815.00 | 69.97 | N09°50'05"E | 004°55'13" | 35.02 | C97 | 151.30 | 1100.00 | 151.18 | S12°39'32"W | 007°52'51" | 75.77 | C173 | 88.61 | 1200.00 | 88.59 | S03°24'32"E | 004°13'50" | 44.32 | C254 | 360.97 | 1530.00 | 360.13 | N62°20'16"W | 013°31'04" | 181.33 |
| C50 | 45.08 | 525.00 | 45.07 | N09°50'05"E | 004°55'13" | 22.56 | C98 | 20.03 | 525.00 | 20.03 | N72°22'23"W | 002°11'08" | 10.01 | C175 | 63.08 | 300.00 | 62.97 | S00°29'59"W | 012°02'53" | 31.66 | C259 | 521.06 | 1735.00 | 519.11 | N64°10'57"W | 017°12'26" | 262.51 |
| C53 | 287.25 | 1530.00 | 286.83 | N77°59'59"W | 010°45'25" | 144.05 | C99 | 73.93 | 525.00 | 73.87 | N77°30'01"W | 008°04'08" | 37.03 | C177 | 31.01 | 200.00 | 30.98 | S81°59'36"E | 008°52'59" | 15.54 | C260 | 1394.71 | 1830.00 | 1361.20 | S38°24'23"W | 043°40'02" | 733.19 |
| C55 | 160.54 | 1000.00 | 160.37 | S78°01'35"E | 009°11'54" | 80.44 | C100 | 116.87 | 525.00 | 116.63 | N75°09'27"W | 012°45'16" | 58.68 | C179 | 31.01 | 200.00 | 30.98 | S81°59'36"E | 008°52'59" | 15.54 | C262 | 118.52 | 525.00 | 118.27 | N14°21'34"E | 012°56'06" | 59.51 |
| C59 | 179.22 | 525.00 | 178.35 | N70°25'29"W | 019°33'34" | 90.49 | C101 | 82.72 | 525.00 | 82.63 | N12°04'28"E | 009°01'39" | 41.45 | C186 | 31.01 | 200.00 | 30.98 | S81°59'36"E | 008°52'59" | 15.54 | C263 | 71.61 | 470.00 | 71.54 | N07°55'48"E | 008°43'47" | 35.87 |
| C60 | 162.48 | 1000.00 | 162.31 | N55°59'24"W | 009°18'35" | 81.42 | C102 | 72.12 | 525.00 | 72.06 | N12°39'11"E | 007°52'13" | 36.11 | C188 | 31.01 | 200.00 | 30.98 | S81°59'36"E | 008°52'59" | 15.54 | C264 | 243.55 | 1530.00 | 243.29 | S77°59'15"E | 009°07'14" | 122.03 |
| C63 | 38.42 | 525.00 | 38.41 | N79°40'29"W | 004°11'33" | 19.22 | C103 | 144.43 | 1050.00 | 144.32 | N12°39'31"E | 007°52'53" | 72.33 | C192 | 31.01 | 200.00 | 30.98 | N81°59'36"W | 008°52'59" | 15.54 | | | | | | | |
| C65 | 76.93 | 525.00 | 76.86 | S73°45'12"E | 008°23'44" | 38.53 | C104 | 160.28 | 1050.00 | 160.12 | N12°13'35"E | 008°44'46" | 80.30 | C194 | 31.01 | 200.00 | 30.98 | N81°59'36"W | 008°52'59" | 15.54 | | | | | | | |
| C66 | 1585.28 | 2060.00 | 1546.45 | N38°29'43"E | 044°05'32" | 834.22 | C108 | 169.25 | 252.00 | 166.09 | N06°56'47"W | 038°28'56" | 87.96 | C197 | 639.75 | 700.00 | 617.72 | N55°46'42"W | 052°21'53" | 344.17 | | | | | | | |
| C67 | 253.58 | 1000.00 | 252.90 | N15°09'23"E | 014°31'45" | 127.47 | C109 | 76.16 | 600.00 | 76.11 | N07°12'05"E | 007°16'22" | 38.13 | C199 | 86.98 | 525.00 | 86.88 | S12°38'18"W | 009°29'35" | 43.59 | | | | | | | |
| C68 | 127.81 | 400.00 | 127.26 | S17°02'44"W | 018°18'25" | 64.45 | C110 | 69.99 | 815.00 | 69.97 | N09°50'05"E | 004°55'13" | 35.02 | C201 | 173.02 | 1100.00 | 172.84 | S12°04'00"W | 009°00'43" | 86.69 | | | | | | | |
| C70 | 283.18 | 525.00 | 279.76 | N66°19'06"W | 030°54'19" | 145.13 | C112 | 45.08 | 525.00 | 45.07 | N09°50'05"E | 004°55'13" | 22.56 | C212 | 142.38 | 245.00 | 140.39 | S43°32'27"W | 033°17'51" | 73.26 | | | | | | | |
| C71 | 269.06 | 750.00 | 267.62 | S19°31'54"E | 020°33'18" | 135.99 | C113 | 94.89 | 1105.00 | 94.86 | N09°50'05"E | 004°55'13" | 47.48 | C217 | 433.33 | 420.00 | 414.37 | N59°09'12"W | 059°06'52" | 238.18 | | | | | | | |
| C74 | 38.42 | 525.00 | 38.41 | N79°40'29"W | 004°11'33" | 19.22 | C114 | 292.43 | 1000.00 | 291.39 | N20°40'21"E | 016°45'19" | 147.27 | C218 | 229.82 | 1000.00 | 229.32 | S82°07'36"E | 013°10'04" | 115.42 | | | | | | | |
| C77 | 76.93 | 525.00 | 76.86 | S73°45'12"E | 008°23'44" | 38.53 | C120 | 233.52 | 525.00 | 231.60 | N16°18'27"E | 025°29'06" | 118.72 | C219 | 455.31 | 1080.00 | 451.94 | S16°38'33"W | 024°09'17" | 231.09 | | | | | | | |


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1301 S. MOPAC EXPY., SUITE 150
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PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


DATE:
DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
LINE & CURVE TABLES

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

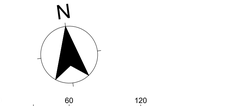
DATE:
2023/09/12

SHEET:



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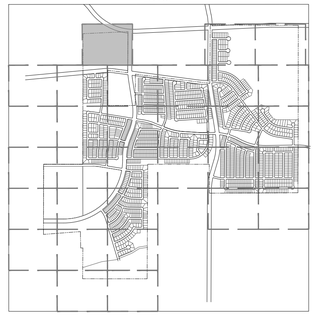

LEGEND

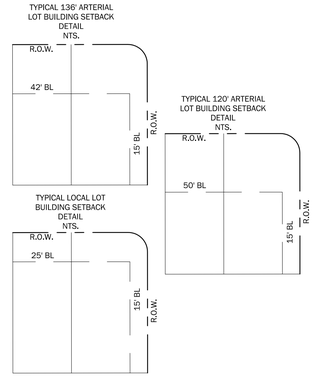
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

NOTES

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KEY MAP
NTS.






BENCHMARKS

1. **T.B.M. #1: "X" CUT**

   ELEVATION = 582.73'

2. **T.B.M. #2: "X" CUT**

   ELEVATION = 587.12'

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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

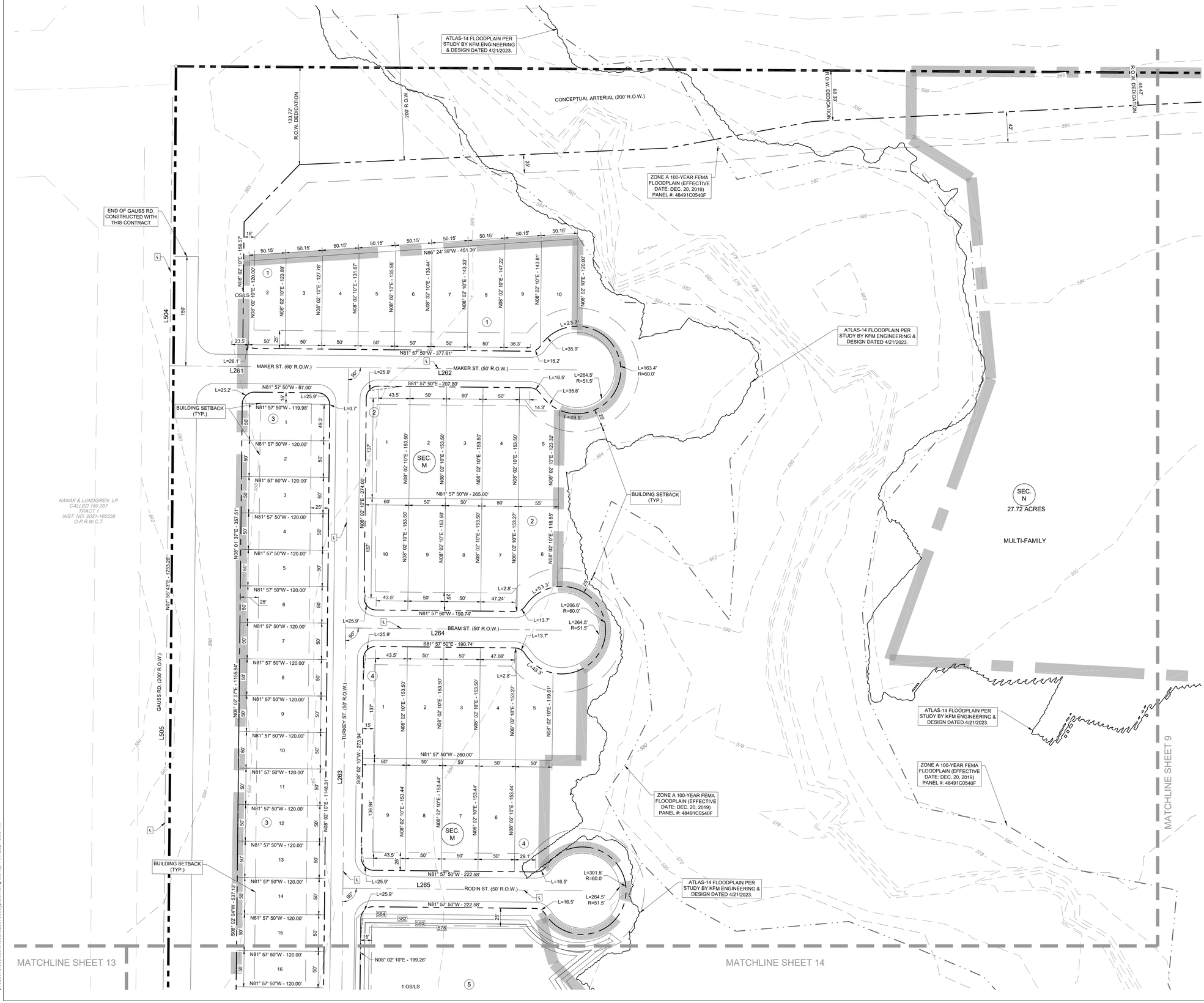
SHEET TITLE
PRELIMINARY PLAT SEC. H & R

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
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SCALE: 1" = 60'

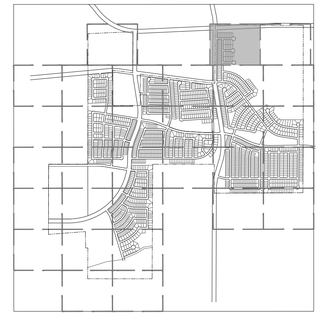
LEGEND

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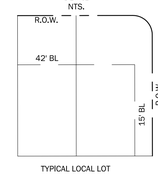
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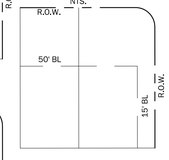
KEY MAP
NTS.



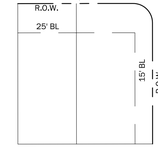
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




BENCHMARKS

1. **T.B.M. #1: "X" CUT**
   ELEVATION = 582.73'
2. **T.B.M. #2: "X" CUT**
   ELEVATION = 587.12'

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CONCEPTUAL ARTERIAL (136' R.O.W.)

N82° 11' 26"W - 2636.56'

R.O.W. DEDICATION 44.47'

R.O.W. DEDICATION 18'

42'

BUILDING SETBACK (TYP.)

SEC. N

27.72 ACRES

MULTI-FAMILY

1

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

DETENTION POND 12
10.4 ACRE-FEET

N07° 30' 31"E - 2520.45'

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

MATCHLINE SHEET 8

MATCHLINE SHEET 14

MATCHLINE SHEET 15

N

0 60 120

SCALE: 1" = 60'

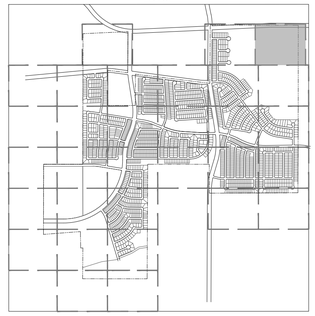
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- VISIBILITY EASEMENT LINE

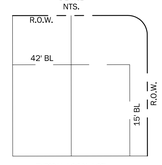
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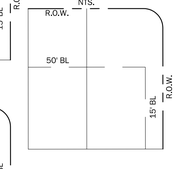
KEY MAP
NTS.



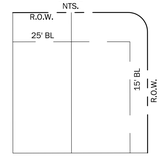
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




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DELTA: DESCRIPTION: DATE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. N

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

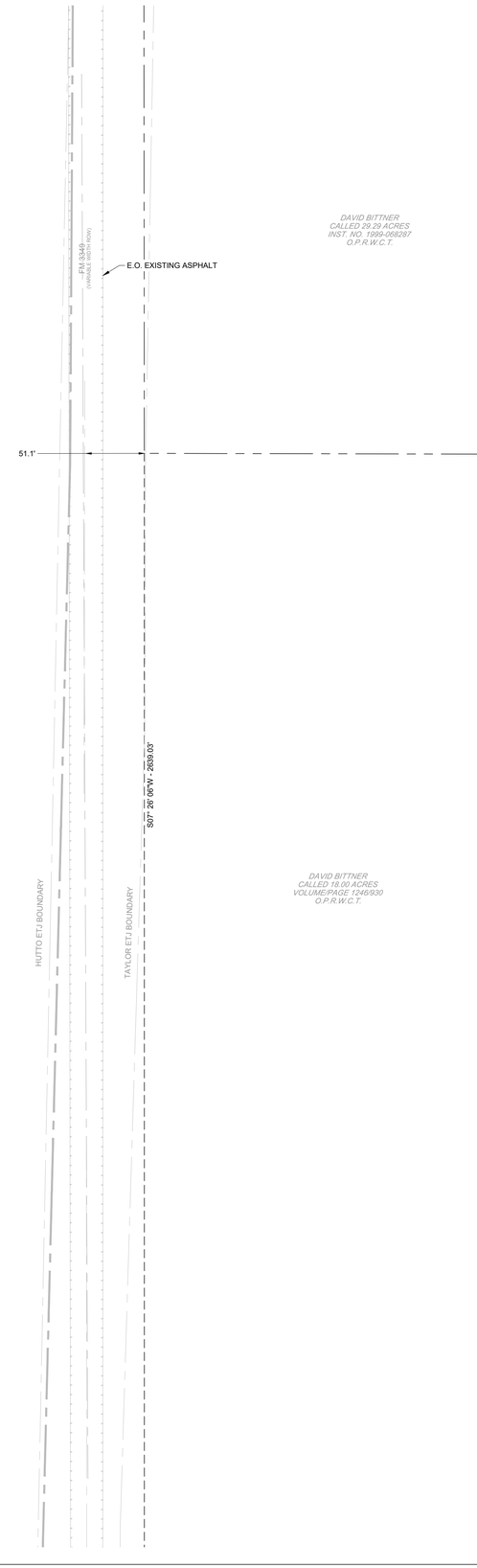
DRAWN BY: TJH | DESIGNED BY: BL | CHECKED BY: MZ

DATE: 2023/09/12

SHEET:



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SCALE: 1" = 60'

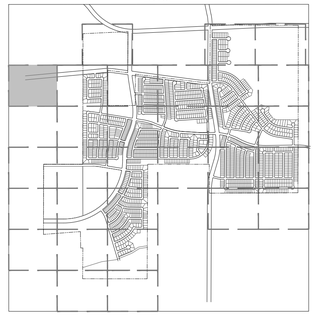
LEGEND

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- VISIBILITY EASEMENT LINE

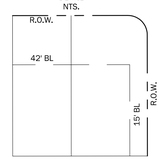
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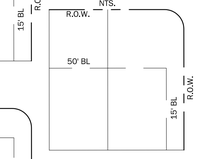
KEY MAP
NTS.



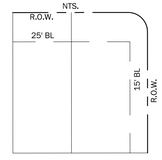
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
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TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. G

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

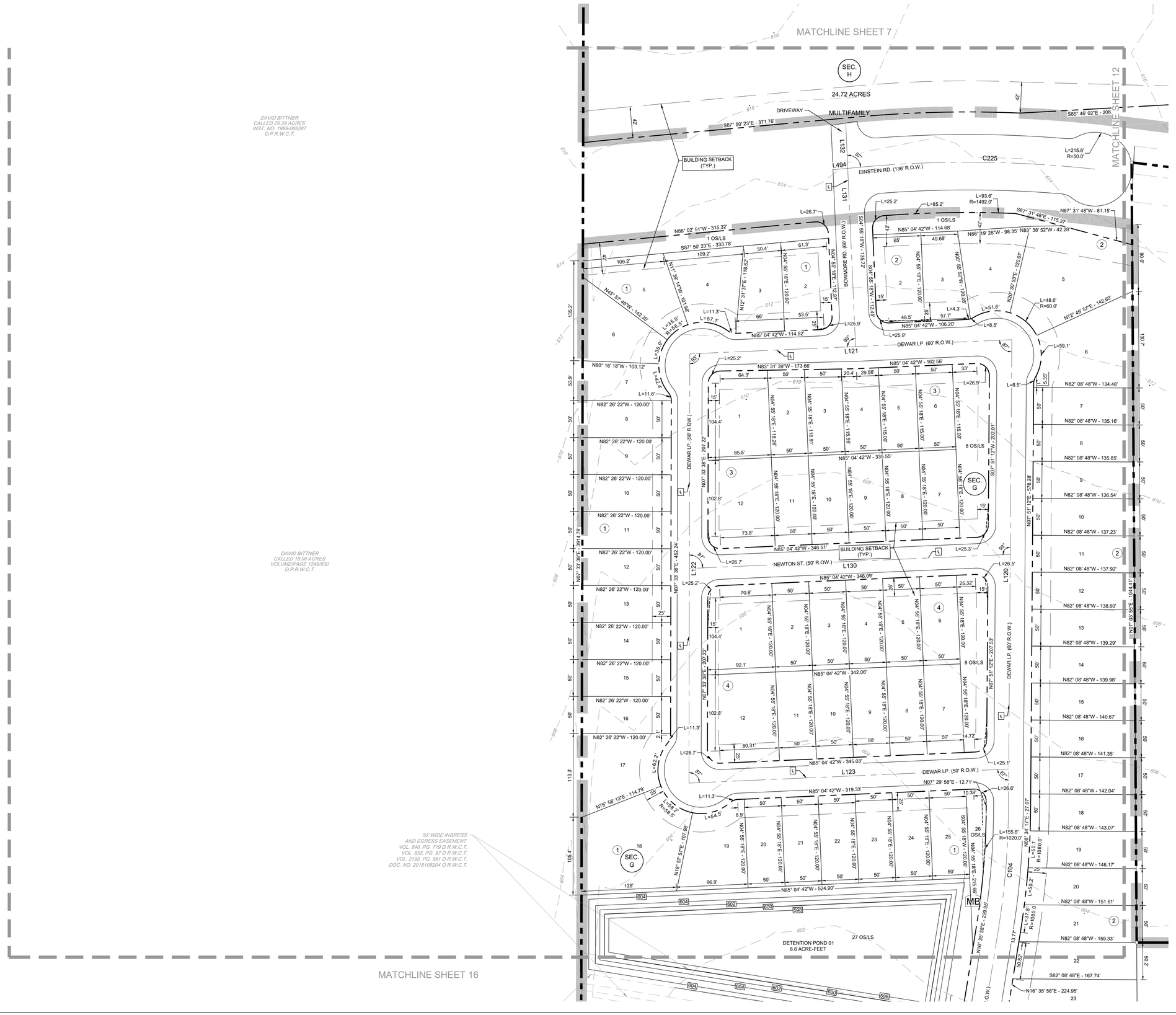
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DESIGNED BY: BL
CHECKED BY: MZ

DATE:
2023/09/12

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SCALE: 1" = 60'

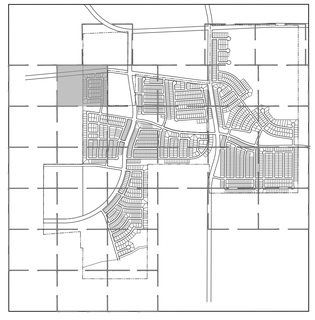
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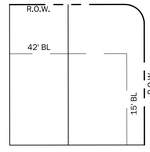
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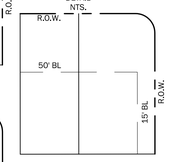
KEY MAP
NTS.



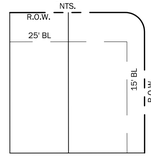
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL NTS.




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TYPICAL LOCAL LOT BUILDING SETBACK DETAIL NTS.

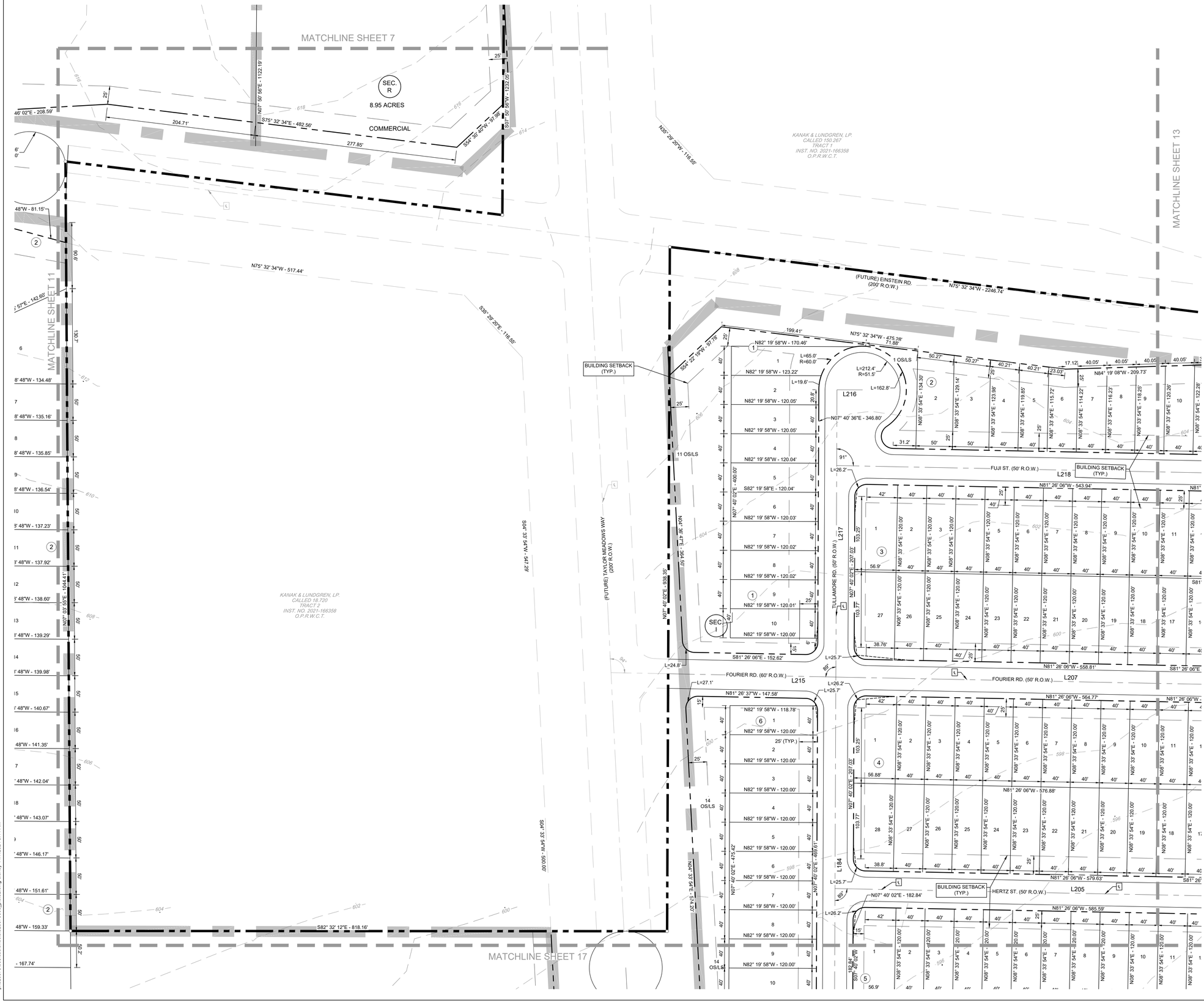



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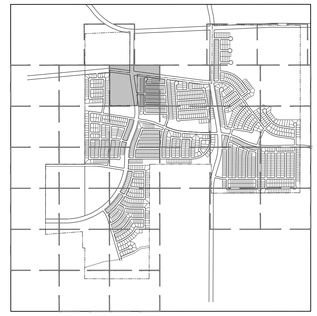

LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

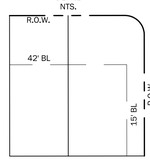
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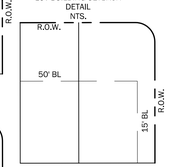
KEY MAP
NTS.



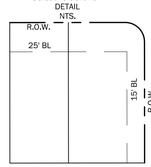
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.



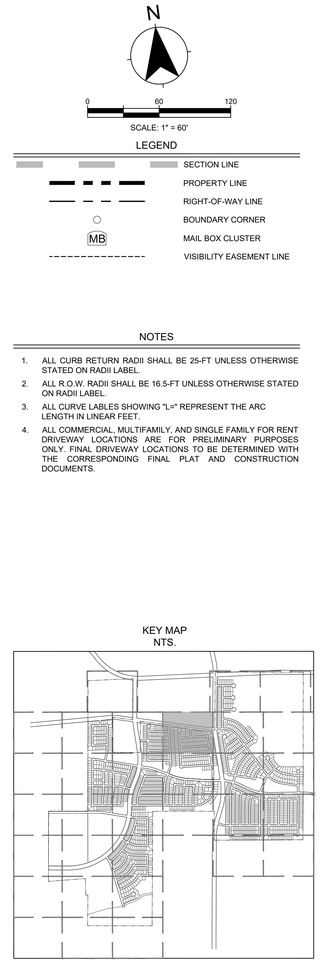

BENCHMARKS

1. T.B.M. #1: "X" CUT
   ELEVATION = 582.73'
2. T.B.M. #2: "X" CUT
   ELEVATION = 587.12'

KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

| ISSUE: | DESCRIPTION: | DELTA: | DATE: |
|---|---|---|---|
| | | | |
| | | | |
| | | | |




LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
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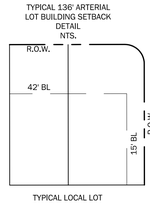
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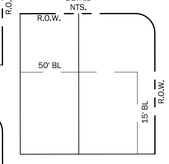
KEY MAP
NTS.



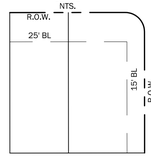
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
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TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
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TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. I & K

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL
ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE: 2023/09/12

SHEET:

13 OF 59

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MATCHLINE SHEET 8

MATCHLINE SHEET 9

MATCHLINE SHEET 13

MATCHLINE SHEET 15

MATCHLINE SHEET 19

1 OS/LS — (5) DETENTION POND 08 13.4 ACRE-FEET

15 OS/LS

33 OS/LS

23 OS/LS

DETENTION POND 09 12.8 ACRE-FEET

BLANTON ST. (50' R.O.W.)

EINSTEIN RD. (R.O.W. VARIES)

WELLER ST. (60' R.O.W.)

TURKEY ST. (60' R.O.W.)

GASS RD. (80' R.O.W.)

BATCH ST. (50' R.O.W.)

BUILDING SETBACK (TYP.)

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

SEC. K — 21 LOTS

SEC. M — 32 LOTS

SEC. O — 14 LOTS

MB — MAIL BOX CLUSTER

N

0 60 120

SCALE: 1" = 60'

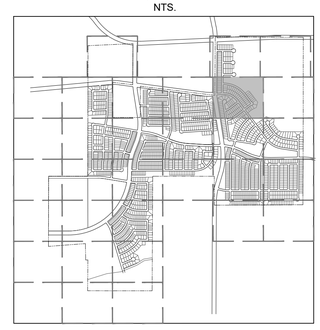
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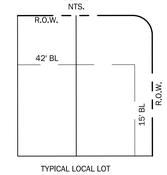
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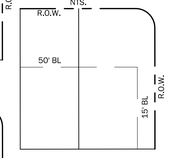
KEY MAP
NTS.



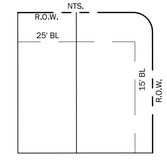
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TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




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PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. K, M & O

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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MATCHLINE SHEET 9

MATCHLINE SHEET 14

MATCHLINE SHEET 20

ZONE A 100-YR FEMA FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

ZONE A 100-YEAR FEMA FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

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SEC. M
7
15 OS/LS

10.04 ACRES
WASTEWATER TREATMENT PLANT

PROPOSED WASTEWATER TREATMENT PLANT

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 45 CALLED 10.04 ACRES INST. NO. 2022-043531 O.P.R.W.C.T.

N60° 24' 14"E - 246.72'
N04° 16' 55"W - 117.77'
N66° 07' 11"W - 254.01'
N58° 39' 28"E - 130.81'
193.9'
15.6'
192.7'
45.7'
193.9'
1
O SEC.
18
17

N07° 39' 31"E - 2620.93'

N

0 60 120

SCALE: 1" = 60'

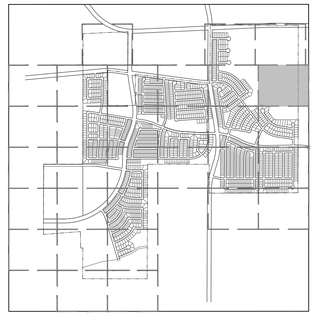
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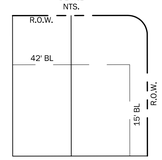
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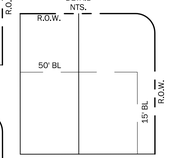
KEY MAP
NTS.



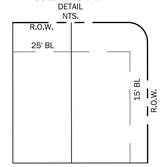
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NTS.




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NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
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TAYLOR MEADOWS 712, LP

PROJECT
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SHEET TITLE
PRELIMINARY PLAT SEC. O

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
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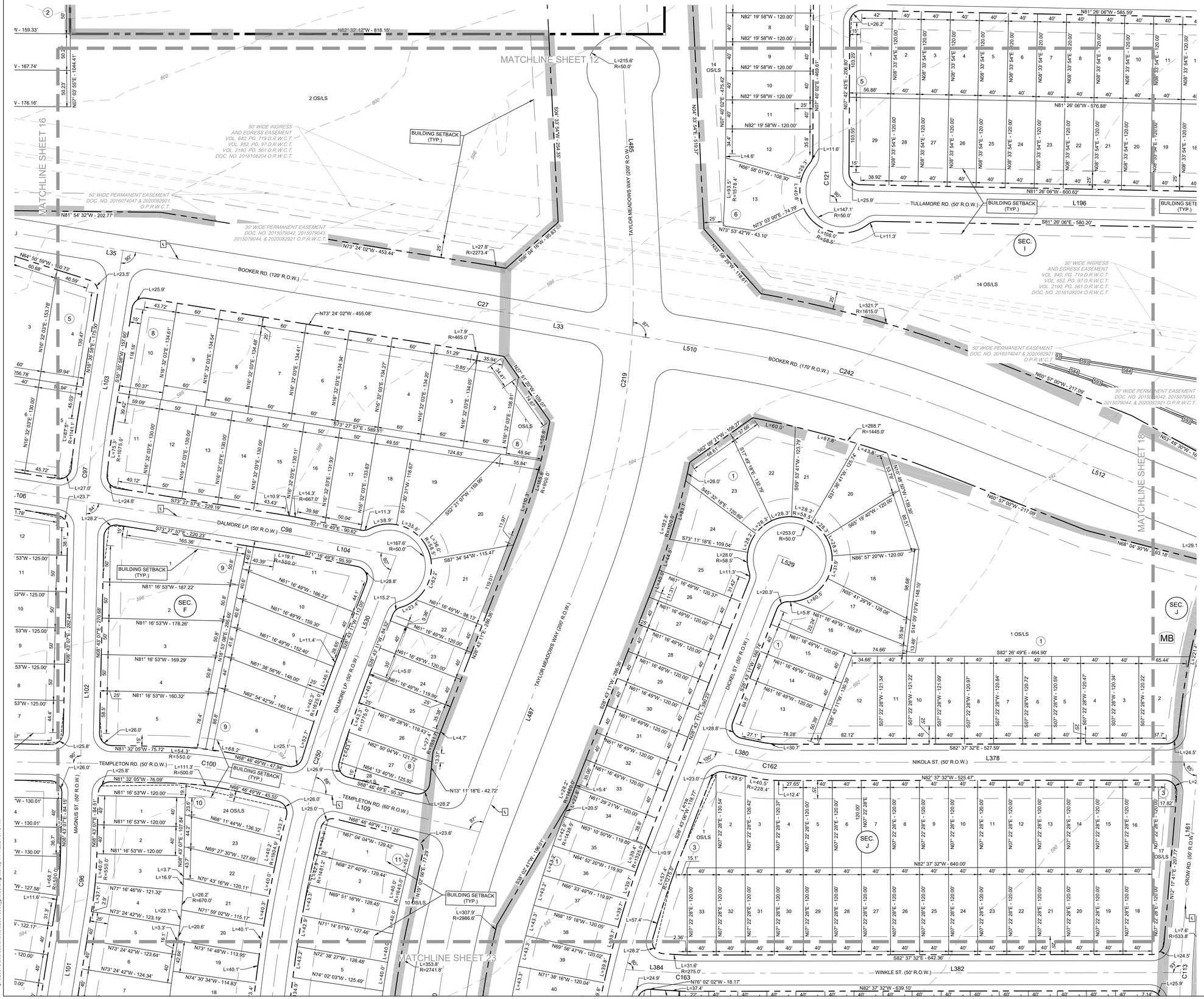
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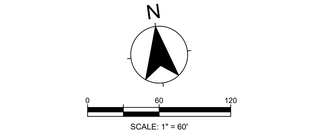
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MATCHLINE SHEET 11
MATCHLINE SHEET 17
MATCHLINE SHEET 22
DETENTION POND 01
8.8 ACRE-FEET
27 OS/LS
BUILDING SETBACK (TYP.)
BOOKER RD. (50' R.O.W.)
DEWAR LP. (60' R.O.W.)
DALMORE LP. (50' R.O.W.)
TEMPLETON RD. (50' R.O.W.)
MAGNUS ST. (50' R.O.W.)
30' WIDE PERMANENT EASEMENT DOC. NO. 2015079042, 2015079043, 20150790044, & 2020082921 O.P.R.W.C.T.
50' WIDE PERMANENT EASEMENT DOC. NO. 2016074047 & 2020082921 O.P.R.W.C.T.
ROSELIND JOAN WIELAND CALLED 71-19/40 ACRES DOC. NO. 9860592 O.P.R.W.C.T.
SEC. F
N73° 26' 02"W - 137.60'
N84° 25' 04"E - 107.34'
N82° 26' 22"W - 120.00'
N07° 33' 38"E - 3914.78'
N07° 33' 38"E - 509.77'
N07° 33' 38"E - 1250.98'
N07° 33' 38"E - 274.49'
N82° 26' 22"W - 12.37'
N73° 24' 02"W - 173.84'
N82° 26' 22"W - 80.29'
N76° 16' 26"W - 85.58'
N73° 31' 33"W - 73.57'
N81° 32' 04"W - 68.77'
N73° 27' 57"W - 103.63'
S81° 29' 25"E - 74.52'
S73° 27' 57"E - 113.83'
S73° 27' 57"E - 219.05'
N81° 32' 05"W - 138.59'
N81° 32' 05"W - 140.55'
N81° 32' 05"W - 139.13'
N81° 32' 05"W - 137.72'
N81° 32' 05"W - 136.10'
N81° 32' 05"W - 240.61'
N81° 32' 05"W - 217.01'
N81° 32' 05"W - 238.93'
N81° 16' 55"W - 136.00'
N81° 16' 55"W - 135.82'
N82° 26' 22"W - 135.08'
N82° 26' 22"W - 134.68'
N82° 26' 22"W - 133.98'
N82° 26' 22"W - 132.23'
N82° 26' 22"W - 129.76'
N82° 26' 22"W - 126.61'
N73° 24' 42"W - 129.78'
N73° 24' 42"W - 126.64'
N73° 24' 02"W - 106.86'
N73° 24' 02"W - 102.87'
N82° 08' 48"W - 159.33'
N82° 08' 48"W - 167.74'
N82° 08' 48"W - 176.16'
N07° 03' 55"E - 1044.41'
N16° 35' 58"E - 214.85'
N84° 50' 59"W - 200.73'
N81° 16' 55"W - 125.01'
N81° 16' 53"W - 125.00'
N81° 16' 53"W - 130.01'
N80° 54' 07"W - 130.00'
N74° 44' 11"W - 127.58'
N77° 52' 41"W - 121.18'
N73° 42' 36"W - 120.01'
N73° 24' 42"W - 122.17'
N73° 24' 42"W - 120.00'
N68° 43' 08"E - 313.19'
N68° 43' 08"E - 350.97'
N68° 43' 08"E - 135.66'
N68° 43' 08"E - 84.15'
N68° 43' 08"E - 220.68'
S16° 35' 58"W - 167.63'
S16° 35' 58"W - 162.83'
N16° 32' 03"E - 184.94'
N16° 32' 03"E - 182.87'
N16° 32' 03"E - 153.78'
N16° 32' 03"E - 130.47'
N16° 32' 03"E - 130.00'
N16° 32' 05"E - 130.00'
N16° 35' 58"E - 175.50'
N14° 28' 59"E - 150.29'
N15° 11' 14"E - 150.26'
N16° 32' 03"E - 120.08'
N16° 32' 03"E - 180.08'
N13° 26' 39"E - 153.59'
N05° 49' 30"E - 163.87'
S73° 24' 02"E - 178.84'
S73° 27' 57"E - 256.78'
S73° 27' 57"E - 221.30'
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N16° 32' 03"E - 130.00'
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N16° 32' 03



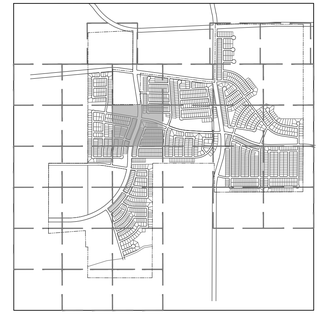

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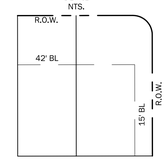
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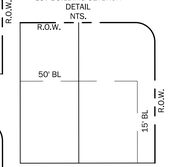
KEY MAP
NTS.



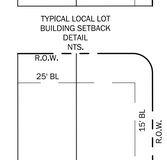
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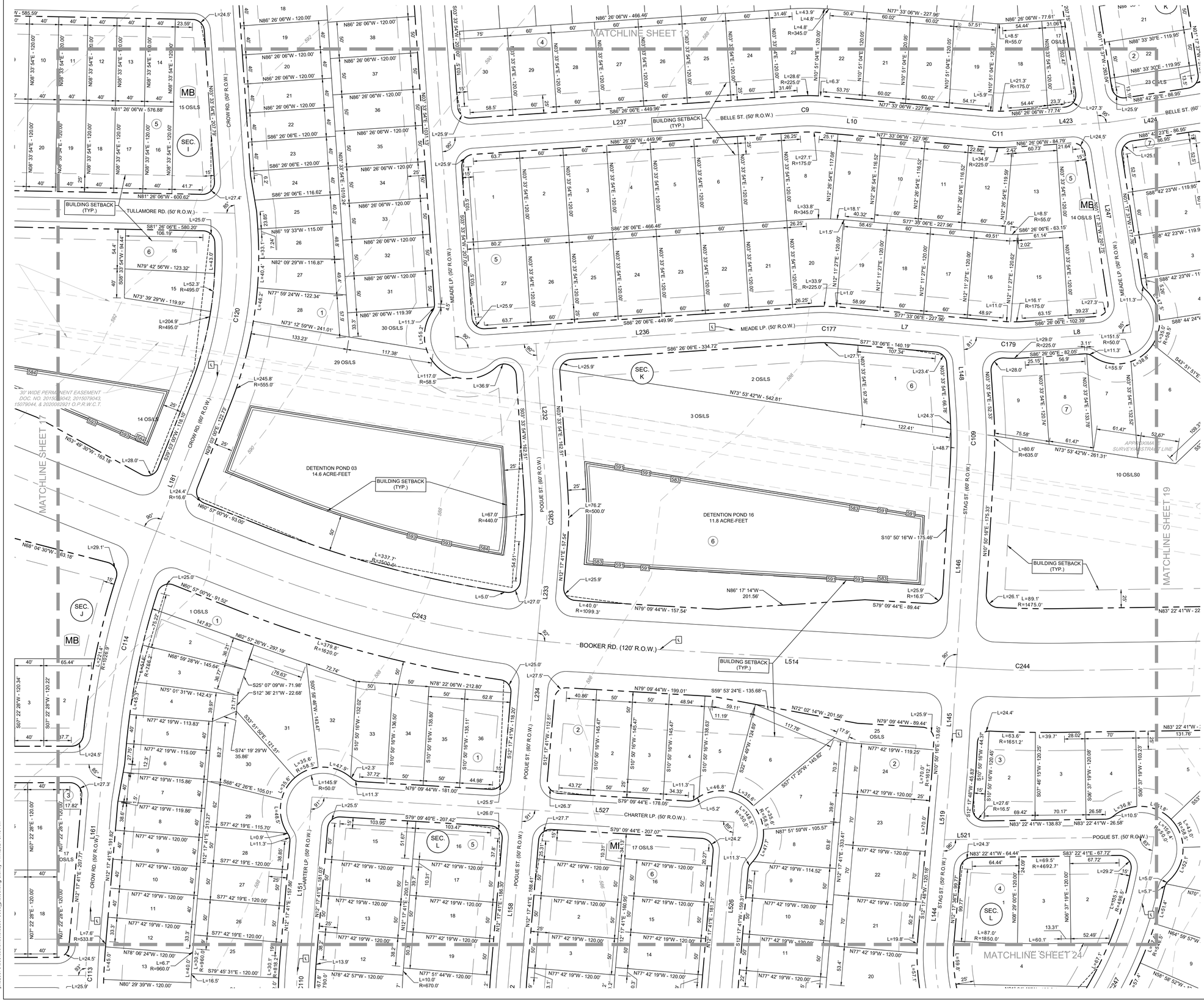



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1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

| ISSUE: | DESCRIPTION: | DELTA: | DATE: |
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N

0 60 120

SCALE: 1" = 60'

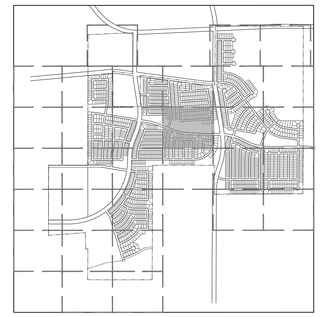
LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

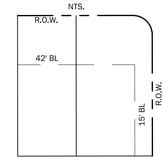
NOTES

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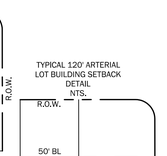
KEY MAP
NTS.



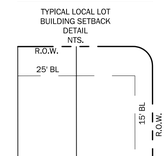
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




BENCHMARKS

1. T.B.M. #1: "X" CUT
   ELEVATION = 582.73'
2. T.B.M. #2: "X" CUT
   ELEVATION = 587.12'

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ENGINEERING & DESIGN
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MATCHLINE SHEET 14

MATCHLINE SHEET 18

MATCHLINE SHEET 24

MATCHLINE SHEET 20

BELLE ST. (60' R.O.W.)

BLANTON ST. (50' R.O.W.)

BATCH ST. (50' R.O.W.)

PACIOLI ST. (50' R.O.W.)

DOUBLE ST. (60' R.O.W.)

EINSTEIN RD. (50' R.O.W.)

BOOKER RD. (170' R.O.W.)

BOOKER RD. (60' R.O.W.)

NOBLE RD. (60' R.O.W.)

MEADE LP. (50' R.O.W.)

MICHTER LP. (50' R.O.W.)

MICHTER LP. (60' R.O.W.)

OAKS DR. R.O.W. (VAR.)

BUILDING SETBACK (TYP.)

50' WIDE PERMANENT EASEMENT DOC. NO. 2016074047 & 2020082921 O.P.R.W.C.T.

50' WIDE INGRESS AND EGRESS EASEMENT VOL. 840, PG. 719 D.R.W.C.T. VOL. 852, PG. 561 D.R.W.C.T. VOL. 2190, PG. 561 D.R.W.C.T. DOC. NO. 2018108204 O.R.W.C.T.

30' WIDE PERMANENT EASEMENT DOC. NO. 2015079042, 2015079043, 2015079044, & 2020082921 O.P.R.W.C.T.

MICHAEL RUTH SURVEY ABSTRACT NO. 541 WILLIAMSON COUNTY, TEXAS

APPROXIMATE SURVEY/STRAT LINE

25 OS/LS

35 OS/LS

10 OS/LS0

4 OS/LS

6 OS/LS

1 OS/LS

2 OS/LS

N

0 60 120

SCALE: 1" = 60'

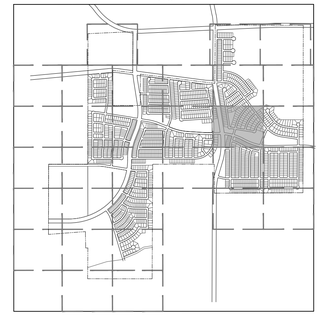
LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

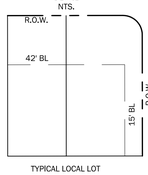
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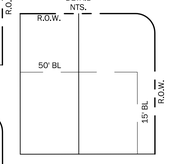
KEY MAP
NTS.



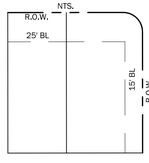
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




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CLIENT
TAYLOR MEADOWS

PROJECT
TAYLOR MEADOWS 712, LP

SHEET TITLE
PRELIMINARY PLAT SEC. K, M, O & P

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL
ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

DRAWN BY: TJH | DESIGNED BY: BL | CHECKED BY: MZ

DATE: 2023/09/12

SHEET:



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MATCHLINE SHEET 15

CALLED 10.04 ACRES
INST. NO. 2022-043531
O.P.R.W.C.T.

PROPOSED WASTEWATER TREATMENT PLANT

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 45
CALLED 10.04 ACRES
INST. NO. 2022-043531
O.P.R.W.C.T.

10.04 ACRES
WASTEWATER TREATMENT PLANT

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ROAD SERVES WASTEWATER TREATMENT PLANT

BUILDING SETBACK (TYP.)

MICHTER LP (60' R.O.W.)

EINSTEIN RD. (50' R.O.W.)

WILLETT CT. (50' R.O.W.)

BOOKER RD. (50' R.O.W.)

NOAH LP. (60' R.O.W.)

CIELO RANCH LAND PARTNERS, LLC
CALLED 762.88 ACRES
INST. NO. 2022-007560
O.P.R.W.C.T.

1 OS/LS

16 OS/LS

50' WIDE INGRESS & EGRESS EASEMENT
VOL. 840, PG. 719 D.R.W.C.T.
VOL. 852, PG. 97 D.R.W.C.T.
VOL. 2190, PG. 570 D.R.W.C.T.
DOC. NO. 2018108204 O.R.W.C.T.

30' WIDE PERMANENT EASEMENT
DOC. NO. 2015079045, 2015079046
& 2020082921O.P.R.W.C.T.

50' WIDE PERMANENT EASEMENT
DOC. NO. 2016074048 & 2020082921
O.P.R.W.C.T.

MATCHLINE SHEET 19

MATCHLINE SHEET 26

N

0 60 120

SCALE: 1" = 60'

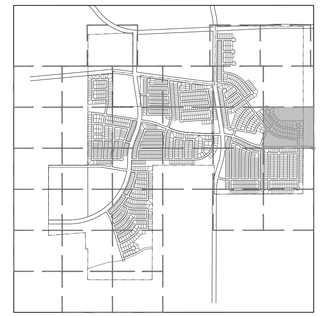
LEGEND

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- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

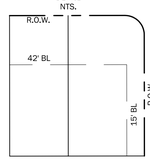
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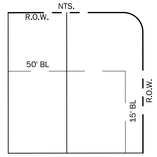
KEY MAP
NTS.



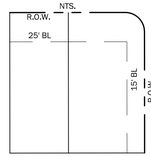
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




## BENCHMARKS

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   ELEVATION = 582.73'
2. **T.B.M. #2: "X" CUT**
   ELEVATION = 587.12'


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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

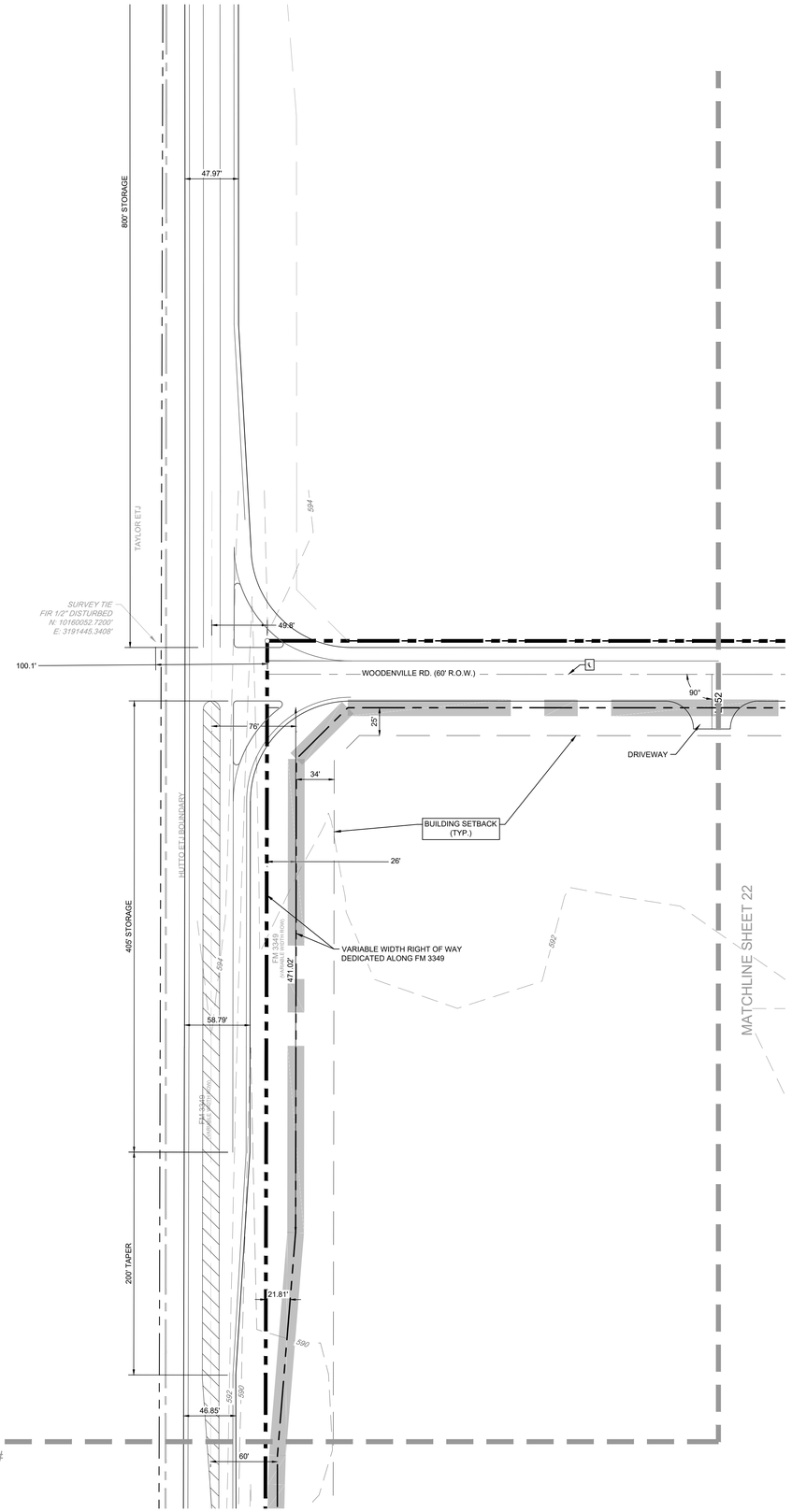
SHEET TITLE
PRELIMINARY PLAT SEC. O & R

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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N

0 60 120

SCALE: 1" = 60'

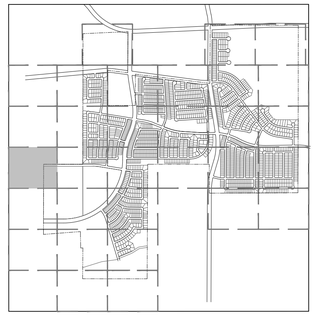
LEGEND

- SECTION LINE
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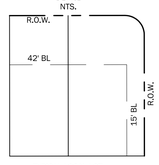
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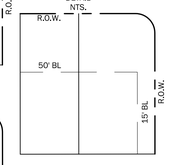
KEY MAP
NTS.



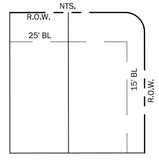
TYPICAL 136' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




TYPICAL 120' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




TYPICAL LOCAL LOT
BUILDING SETBACK
DETAIL
NTS.




BENCHMARKS

1. **T.B.M. #1: "X" CUT**

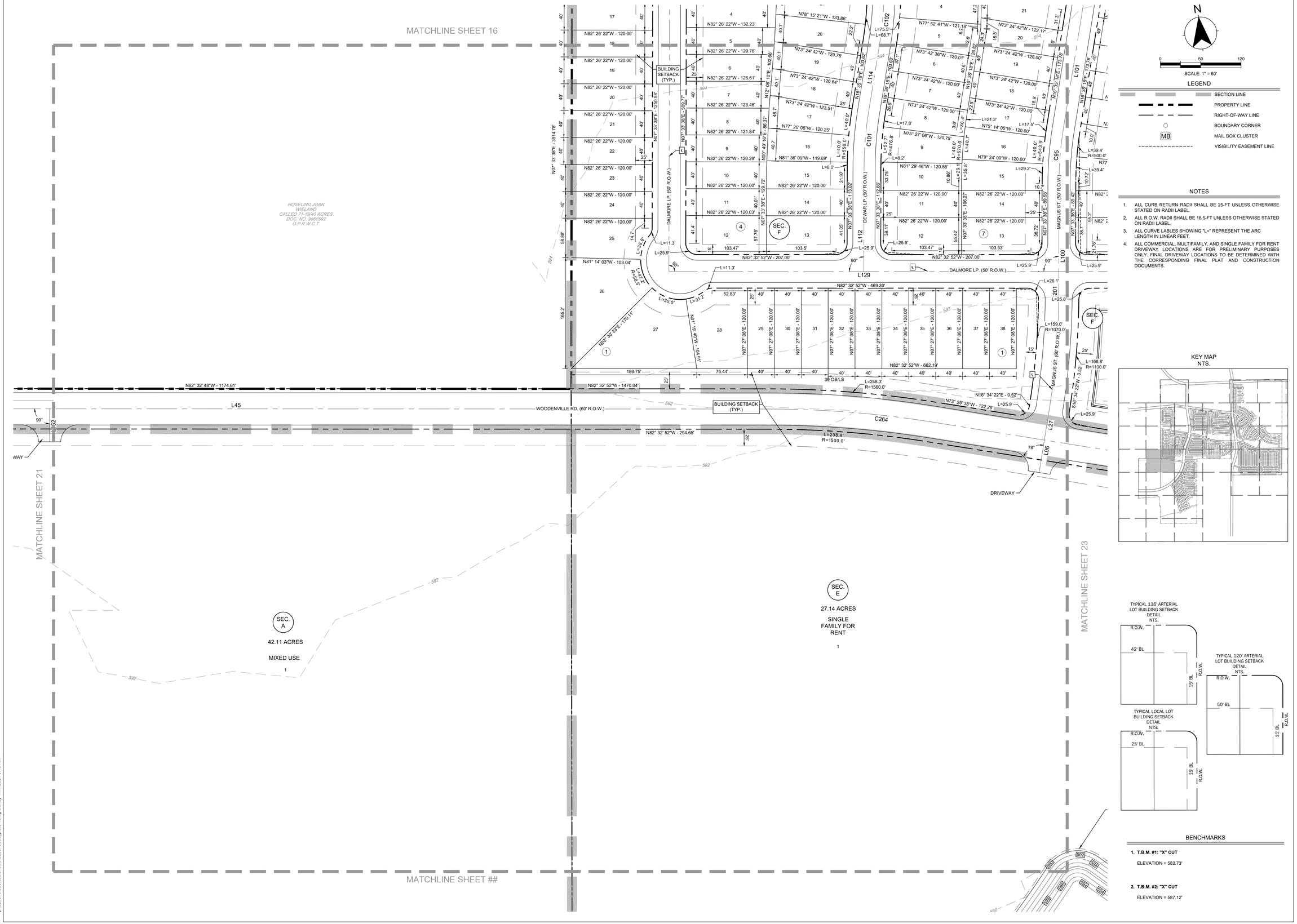
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2. **T.B.M. #2: "X" CUT**

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KFM
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LEGEND

- SECTION LINE
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KEY MAP
NTS.



TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL NTS.




BENCHMARKS

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N

0 60 120

SCALE: 1" = 60'

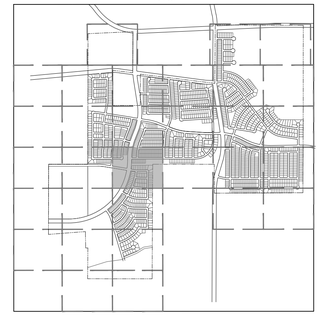
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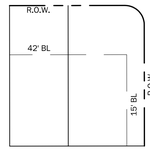
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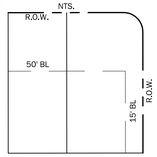
KEY MAP
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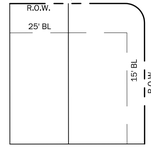
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
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NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. D, E, F & J

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

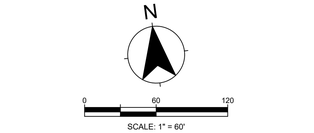
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SHEET:



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LEGEND

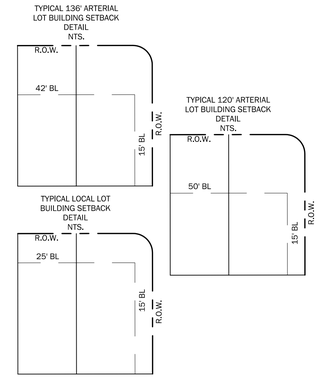
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KEY MAP
NTS.






BENCHMARKS

1. **T.B.M. #1: "X" CUT**
   ELEVATION = 582.73'
2. **T.B.M. #2: "X" CUT**
   ELEVATION = 587.12'

KFM ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. J, L & P

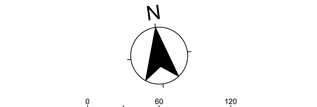
STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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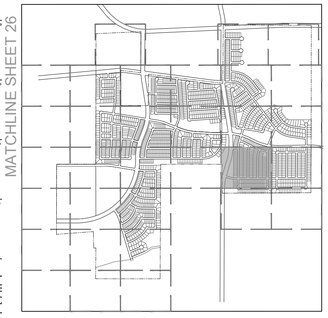

LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

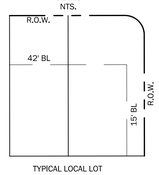
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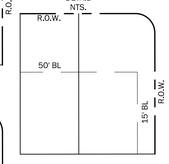
KEY MAP
NTS.



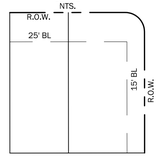
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
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TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. L, P & Q

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

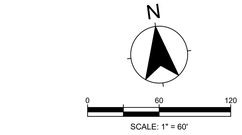
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2023/09/12

SHEET:



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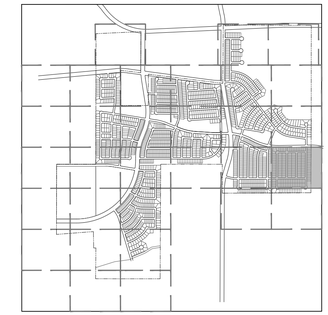

LEGEND

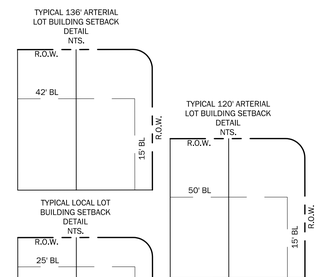
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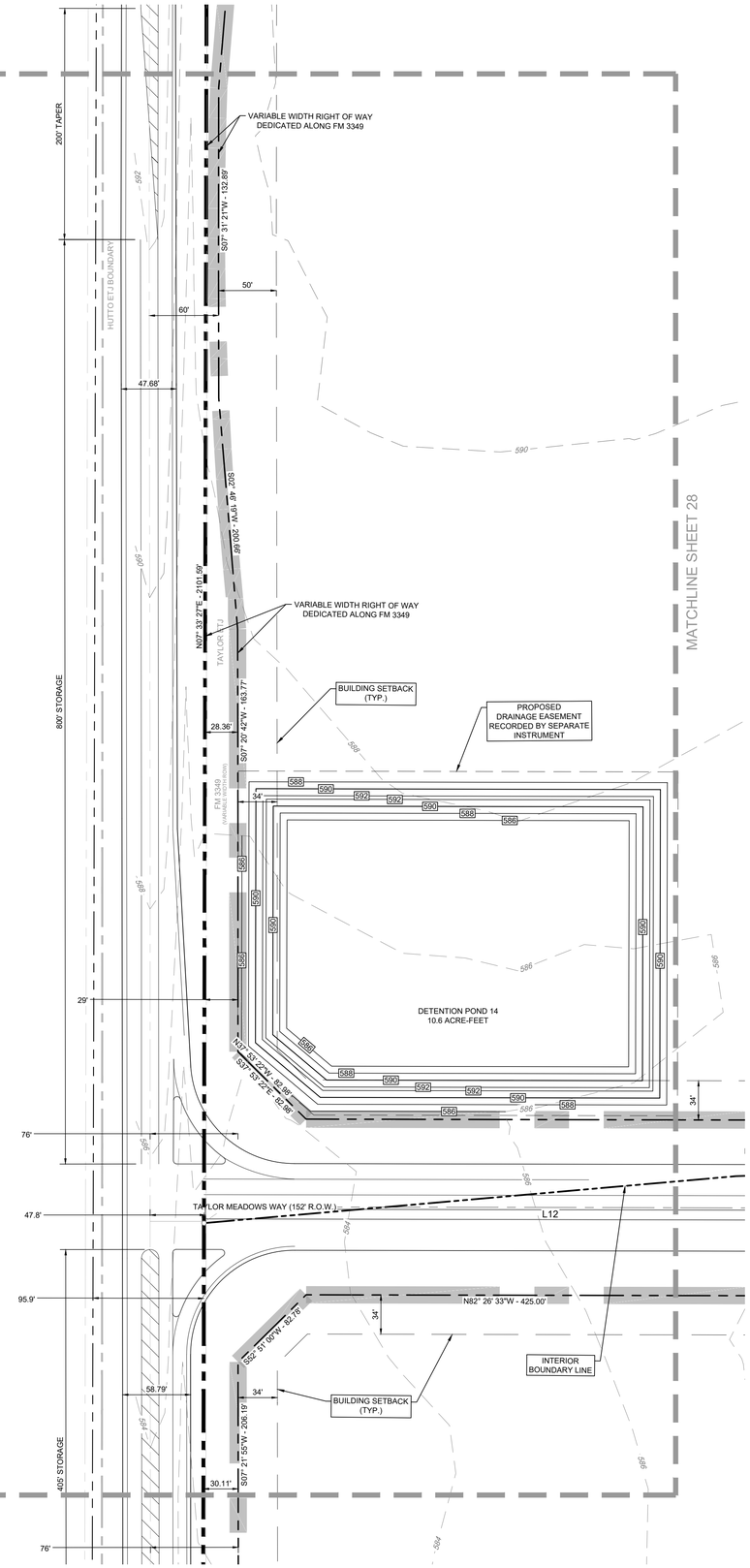
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INST. NO. 2021-187894
O.P.R.W.C.T.

MATCHLINE SHEET 21

MATCHLINE SHEET 28

MATCHLINE SHEET 32




N

0 60 120

SCALE: 1" = 60'

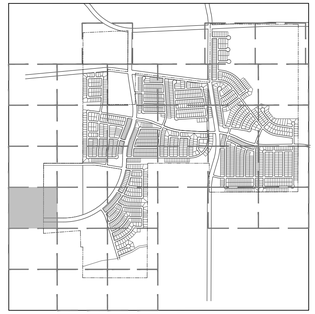
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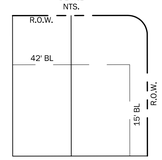
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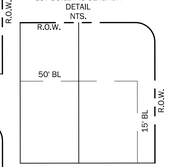
KEY MAP
NTS.



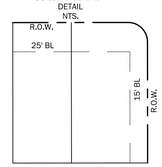
TYPICAL 136' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




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DETAIL
NTS.




TYPICAL LOCAL LOT
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. A




PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:



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MATCHLINE SHEET 22

MATCHLINE SHEET 27

MATCHLINE SHEET 29

MATCHLINE SHEET 33

APPROXIMATE SURVEY/ABSTRACT LINE

S07° 20' 30"W - 1571.52'

SEC. A

42.11 ACRES

MIXED USE

1

SEC. E

27.14 ACRES

1

SINGLE FAMILY FOR RENT

SEC. B

35.08 ACRES

1

SINGLE FAMILY FOR RENT

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

DETENTION POND 13
7.5 ACRE FEET

INTERIOR BOUNDARY LINE

BUILDING SETBACK (TYP.)

DRIVEWAY

TAYLOR MEADOWS WAY (R.O.W. VARIES)

TAYLOR MEADOWS WAY (129' R.O.W.)

LOVELACE RD. (80' R.O.W.)

BAYES ST. (60' R.O.W.)

L=1860.3'
R=1770.0'

L=477.7'
R=1770.0'

S74° 46' 57"W - 217.77'

N82° 26' 33"W - 425.00'

N78° 58' 52"W - 200.91'

N84° 26' 34"W - 519.83'

L=24.9'

L=112.5'
R=780.0'

L=28.8'

L=23.0'

L=26.1'

L=16.6'

L=22.2'

L=21.9'

L=42.5'

L=40.0'

L=40.0'
R=1915.0'

L=40.0'
R=2685.9'

L=40.0'
R=2915.0'

L=40.0'
R=8890.0'

L=40.0'
R=8890.0'

N38° 12' 18"W - 120.00'

N35° 48' 41"W - 120.00'

N32° 36' 52"W - 120.00'

N31° 29' 04"W - 120.00'

N23° 14' 18"W - 120.00'

N22° 44' 05"W - 124.89'

N09° 15' 19"W - 100.12'

N00° 44' 15"W - 25.29'

L71

L68

L451

L452

L

MB

16 OS/LS

20 OS/LS

1

2

3

4

8

90'

50'

34'

25'

81'

100'

588

590

592

594

596

598

600

602

604

606

608

610

30' WIDE INGRESS & EGRESS EASEMENT DOC. NO. 2020085054 O.P.R.W.C.T.

N

0 60 120

SCALE: 1" = 60'

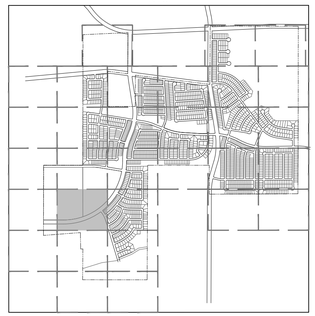
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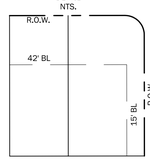
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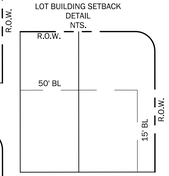
KEY MAP
NTS.



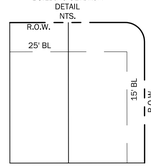
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




BENCHMARKS

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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. A, B, D & E

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

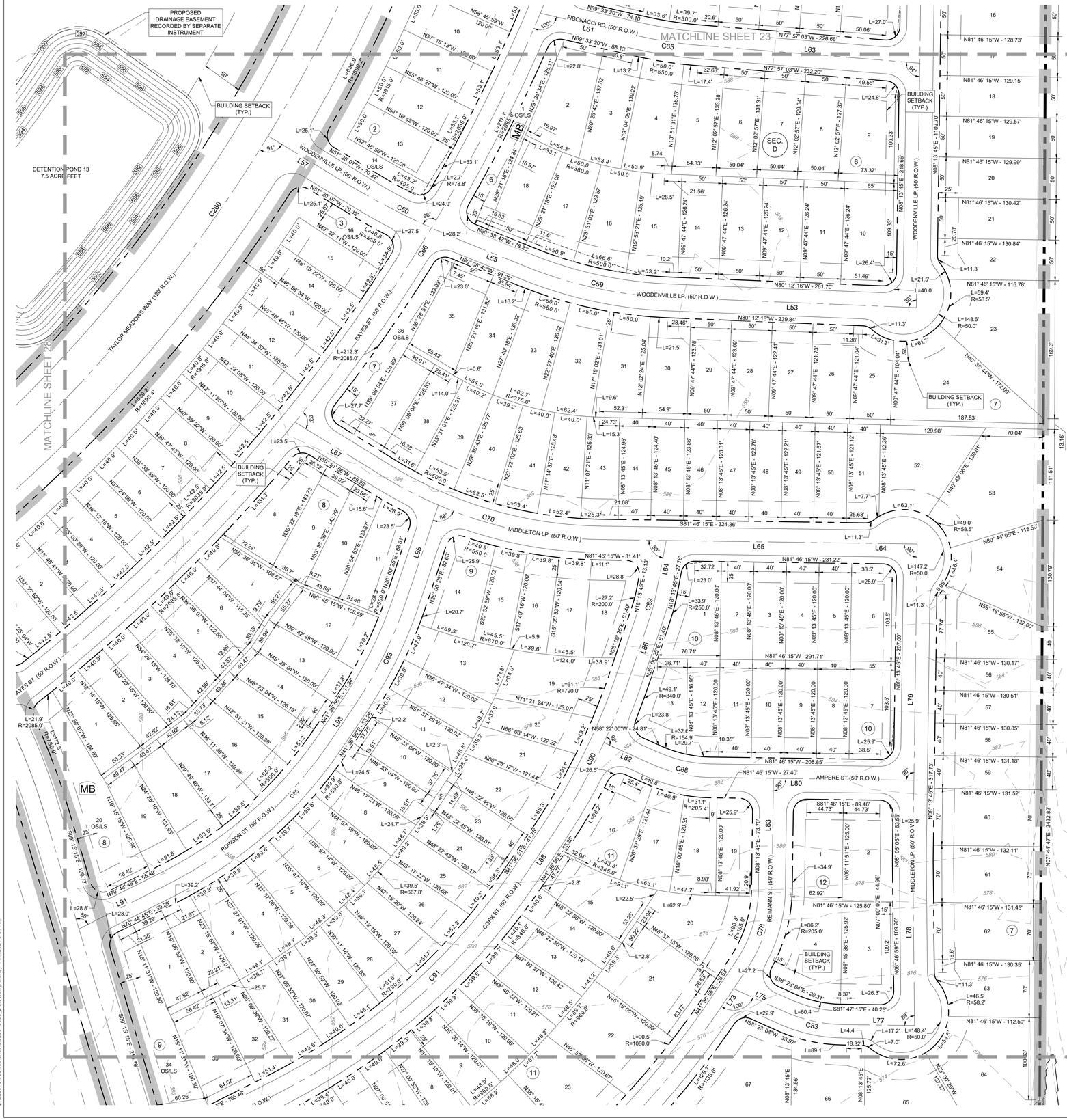
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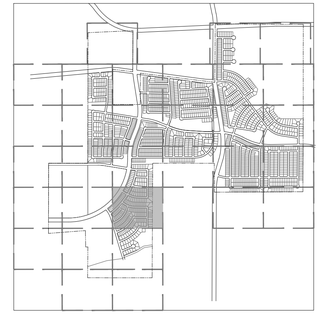
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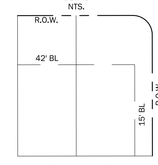
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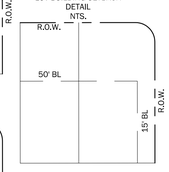
KEY MAP
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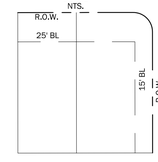
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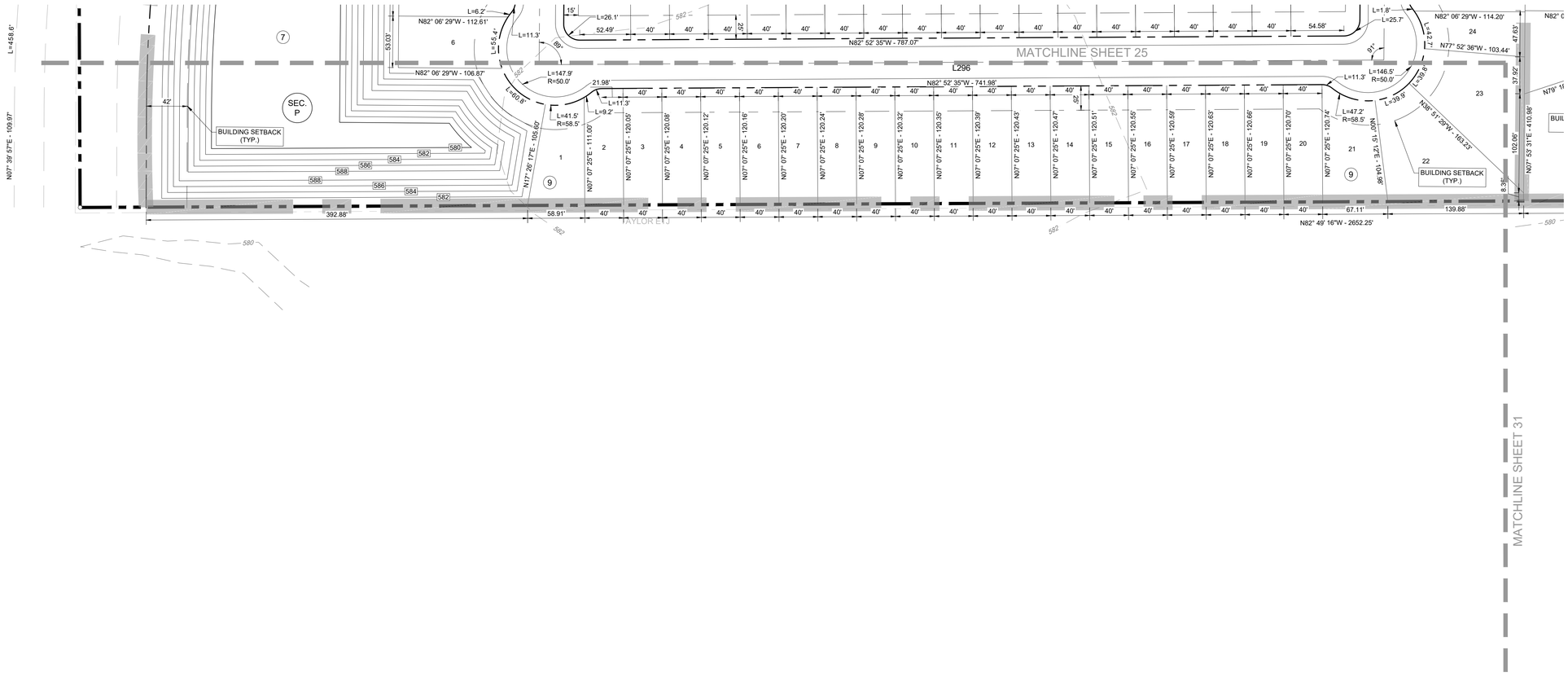


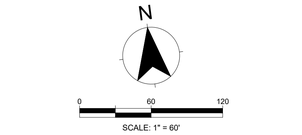

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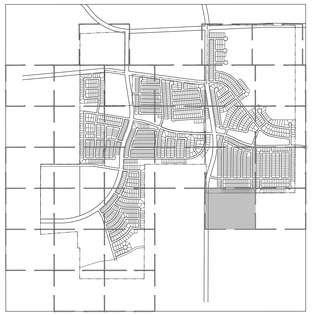

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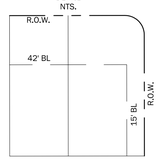
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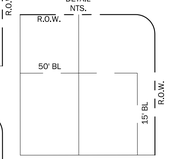
KEY MAP
NTS.



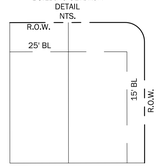
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




## BENCHMARKS

**1. T.B.M. #1: "X" CUT**

ELEVATION = 582.73'

**2. T.B.M. #2: "X" CUT**

ELEVATION = 587.12'

KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. P

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

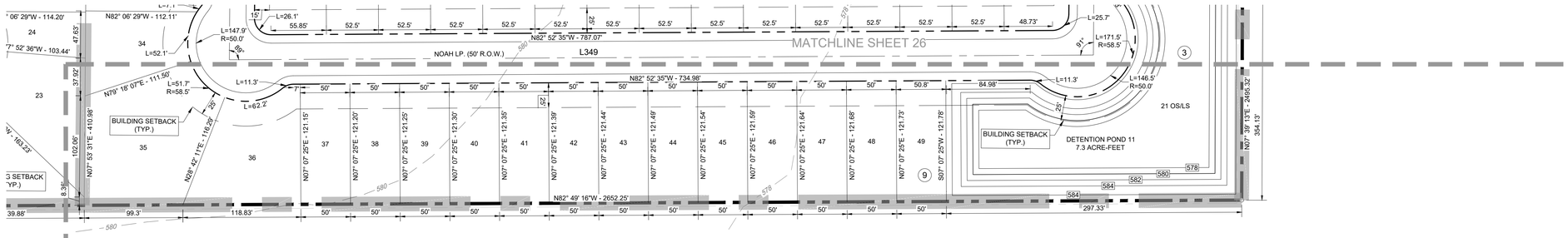
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DESIGNED BY: BL
CHECKED BY: MZ

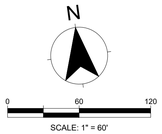
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2023/09/12

SHEET:



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LEGEND

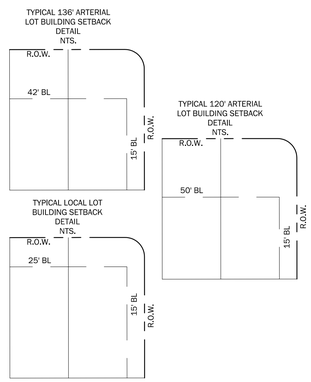
- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

## NOTES

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KEY MAP
NTS.






## BENCHMARKS

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ELEVATION = 587.12'

KFM
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PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE: | DESCRIPTION: | DELTA:

DATE: | DESCRIPTION: | ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. Q

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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MATCHLINE SHEET 27

MATCHLINE SHEET 33

SURVEY TIE FCM 1
N:10157730.7214'
E: 3191141.3174'

BRUCE M. JOHNS
CALLED 20.63 ACRES
INST. NO. 2002-074776
O.P.R.W.C.T.

HUTTO ETJ BOUNDARY

TAYLOR ETJ

FM 3349
(VARIABLE WIDTH ROW)

FM 3349
(VARIABLE WIDTH ROW)

N07° 33' 27"E - 210.59'

76'

45.4'

96.1'

34'

BUILDING SETBACK
(TYP.)

VARIABLE WIDTH RIGHT OF WAY
DEDICATED ALONG FM 3349

30.6'

N86° 55' 37"W - 1109.20'

OHE

584

586

582

ATLAS-14 FLOODPLAIN PER
STUDY BY KFM ENGINEERING &
DESIGN DATED
4/21/2023.

N

0 60 120

SCALE: 1" = 60'

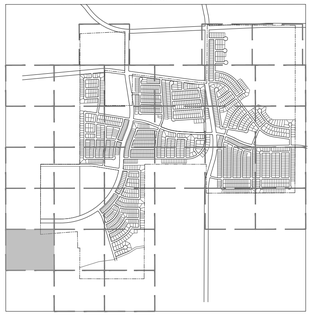
LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

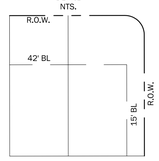
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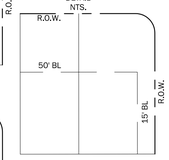
KEY MAP
NTS.



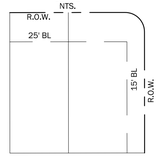
TYPICAL 136' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




TYPICAL 120' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




TYPICAL LOCAL LOT
BUILDING SETBACK
DETAIL
NTS.




BENCHMARKS

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   ELEVATION = 582.73'

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   ELEVATION = 587.12'


KFM
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TBPE #: F-20821


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MATCHLINE SHEET 28

MATCHLINE SHEET 32

MATCHLINE SHEET 34

MATCHLINE SHEET 35

N86° 55' 37"W - 1109.20'

N00° 20' 31"E - 492.15'

N83° 29' 03"W - 65.27'

N07° 54' 28"E - 920.31'

BRUCE M JOHNS
CALLED 20.62 ACRES
INST. NO. 2002-074776
O.P.R.W.C.T.

SEC. B
35.08 ACRES
1
SINGLE FAMILY FOR RENT

SEC. C
23.55 ACRES
1
MULTI-FAMILY

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

DETENTION POND 15
11.5 ACRE-FEET

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

25

N

0 60 120

SCALE: 1" = 60'

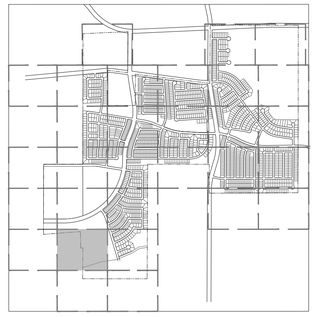
LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

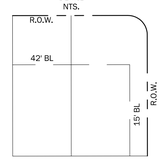
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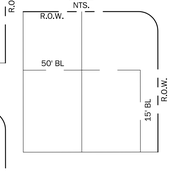
KEY MAP
NTS.



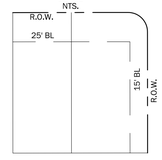
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




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KFM ENGINEERING & DESIGN
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AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. B

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:



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MATCHLINE SHEET 29

MATCHLINE SHEET 33

MATCHLINE SHEET 36

REIMANN ST. (50' R.O.W.)

LOVEJACE RD. (60' R.O.W.)

CORK ST. (50' R.O.W.)

TEELING ST. (50' R.O.W.)

DRIVEWAY

BUILDING SETBACK (TYP.)

BUILDING SETBACK (TYP.)

DETENTION POND 05
19.4 ACRE-FEET

DETENTION POND 15
11.5 ACRE-FEET

DETENTION POND 06
6.0 ACRE-FEET

MULTI-FAMILY

SEC. C
23.55 ACRES

SEC. D

SEC. D

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

N

0 60 120

SCALE: 1" = 60'

LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

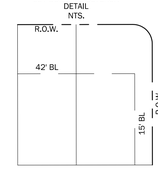
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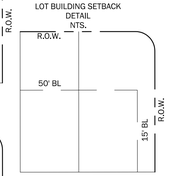
KEY MAP
NTS.



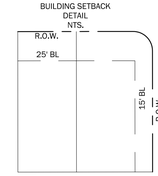
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL 120' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




BENCHMARKS

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KFM
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TBPE #: F-20821


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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. B, C & D

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:

34 OF 59

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MULTI-FAMILY

MATCHLINE SHEET 33

574

574

574

574

N07° 54' 28"E - 603.34'

SEC. C

23.55 ACRES

1

MULTI-FAMILY

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

N82° 30' 32"W - 1932.56'

MATCHLINE SHEET 36

*DANNA RENEE BOEHM*
*CALLED 41.201 ACRES*
*INST. NO. 2019-005559*
*O.P.R.W.C.T.*

*EMZY RAY BOEHM*
*CALLED 70.9 ACRES*
*FIRST TRACT*
*INST. NO. 2014-071541*
*O.P.R.W.C.T.*

N

0 60 120

SCALE: 1" = 60'

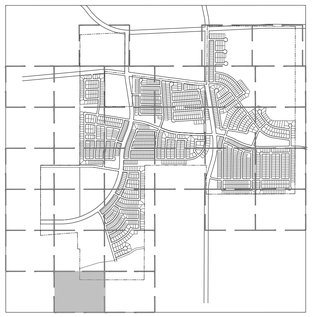
LEGEND

- SECTION LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BOUNDARY CORNER
- MB — MAIL BOX CLUSTER
- VISIBILITY EASEMENT LINE

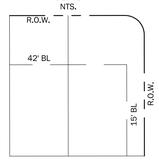
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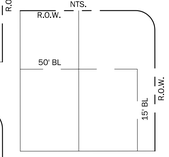
KEY MAP
NTS.



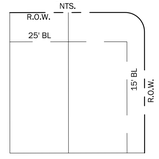
TYPICAL 136' ARTERIAL LOT BUILDING SETBACK DETAIL
NTS.




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TYPICAL LOCAL LOT BUILDING SETBACK DETAIL
NTS.




BENCHMARKS

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ELEVATION = 587.12'


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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. C

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER:
020075008

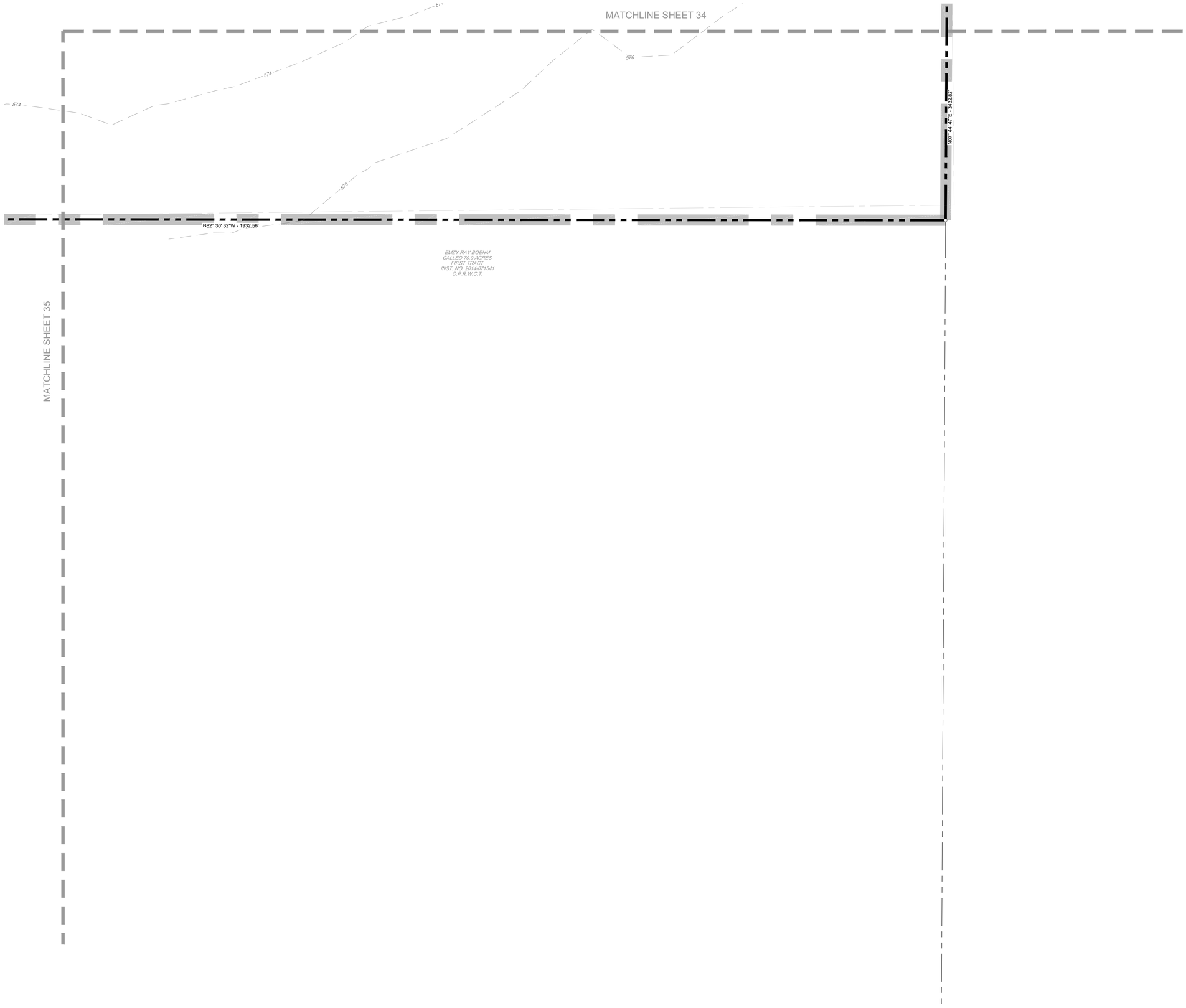
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

DATE:
2023/09/12

SHEET:



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N

0 60 120

SCALE: 1" = 60'

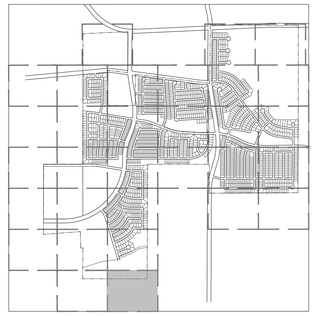
LEGEND

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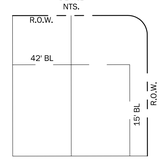
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2. ALL R.O.W. RADII SHALL BE 16.5-FT UNLESS OTHERWISE STATED ON RADII LABEL.
3. ALL CURVE LABLES SHOWING "L=" REPRESENT THE ARC LENGTH IN LINEAR FEET.
4. ALL COMMERCIAL, MULTIFAMILY, AND SINGLE FAMILY FOR RENT DRIVEWAY LOCATIONS ARE FOR PRELIMINARY PURPOSES ONLY. FINAL DRIVEWAY LOCATIONS TO BE DETERMINED WITH THE CORRESPONDING FINAL PLAT AND CONSTRUCTION DOCUMENTS.

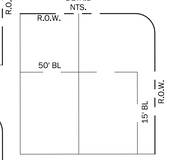
KEY MAP
NTS.



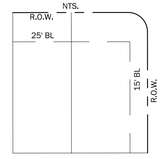
TYPICAL 136' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




TYPICAL 120' ARTERIAL
LOT BUILDING SETBACK
DETAIL
NTS.




TYPICAL LOCAL LOT
BUILDING SETBACK
DETAIL
NTS.




BENCHMARKS

1. **T.B.M. #1: "X" CUT**

   ELEVATION = 582.73'

2. **T.B.M. #2: "X" CUT**

   ELEVATION = 587.12'

KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

| ISSUE: | DESCRIPTION: | DELTA: | DATE: |
|---|---|---|---|
| | | | |

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
PRELIMINARY PLAT SEC. C

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH | DESIGNED BY: BL | CHECKED BY: MZ

DATE:
2023/09/12

SHEET:



p:\020075008\cad\sheets\020075008_plat07.dwg-jtrego- 11/7/2024 9:52 AM

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ZONE A 100-YEAR FEMA FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

BUILDING SETBACK (TYP.)

OS/LS

24" RCP STM LINE (TYP.)

8" SDR-26 PVC WW LINE (TYP.)

MAKER ST. (60' R.O.W.)

SEC. M

SEC. N
27.72 ACRES

MULTI-FAMILY

16" C-900 PVC WTR LINE (TYP.)

GAUSS RD. (200' R.O.W.)

N07° 55' 43"E - 1753.26'

36" RCP STM LINE (TYP.)

BEAM ST. (50' R.O.W.)

42" RCP STM LINE (TYP.)

RODIN ST. (50' R.O.W.)

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

1 OS/LS

MATCHLINE SHEET 41

N

0 60 120

SCALE: 1" = 60'

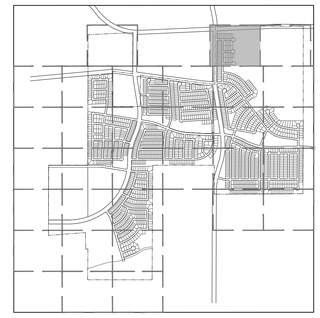
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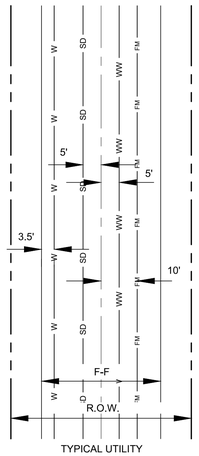
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

1. REFERENCE SHEETS 7 THROUGH 26 FOR RIGHT-OF-WAY WIDTHS.
2. ALL COMMERCIAL, MULTIFAMILY, AND SINGLE FAMILY FOR RENT DRIVEWAY LOCATIONS ARE FOR PRELIMINARY PURPOSES ONLY. FINAL DRIVEWAY LOCATIONS TO BE DETERMINED WITH THE CORRESPONDING FINAL PLAT AND CONSTRUCTION DOCUMENTS.

KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

## BENCHMARKS

1. T.B.M. #1: "X" CUT
   ELEVATION = 582.73'
2. T.B.M. #2: "X" CUT
   ELEVATION = 587.12'


KFM
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1301 S. MOPAC EXPY., SUITE 150
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PHONE: (512) 628-8281
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TBPE #: F-20821


| ISSUE: | DESCRIPTION: | DATE: |
|---|---|---|
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| | DESCRIPTION: | DATE: |
| | DELTA: | |

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

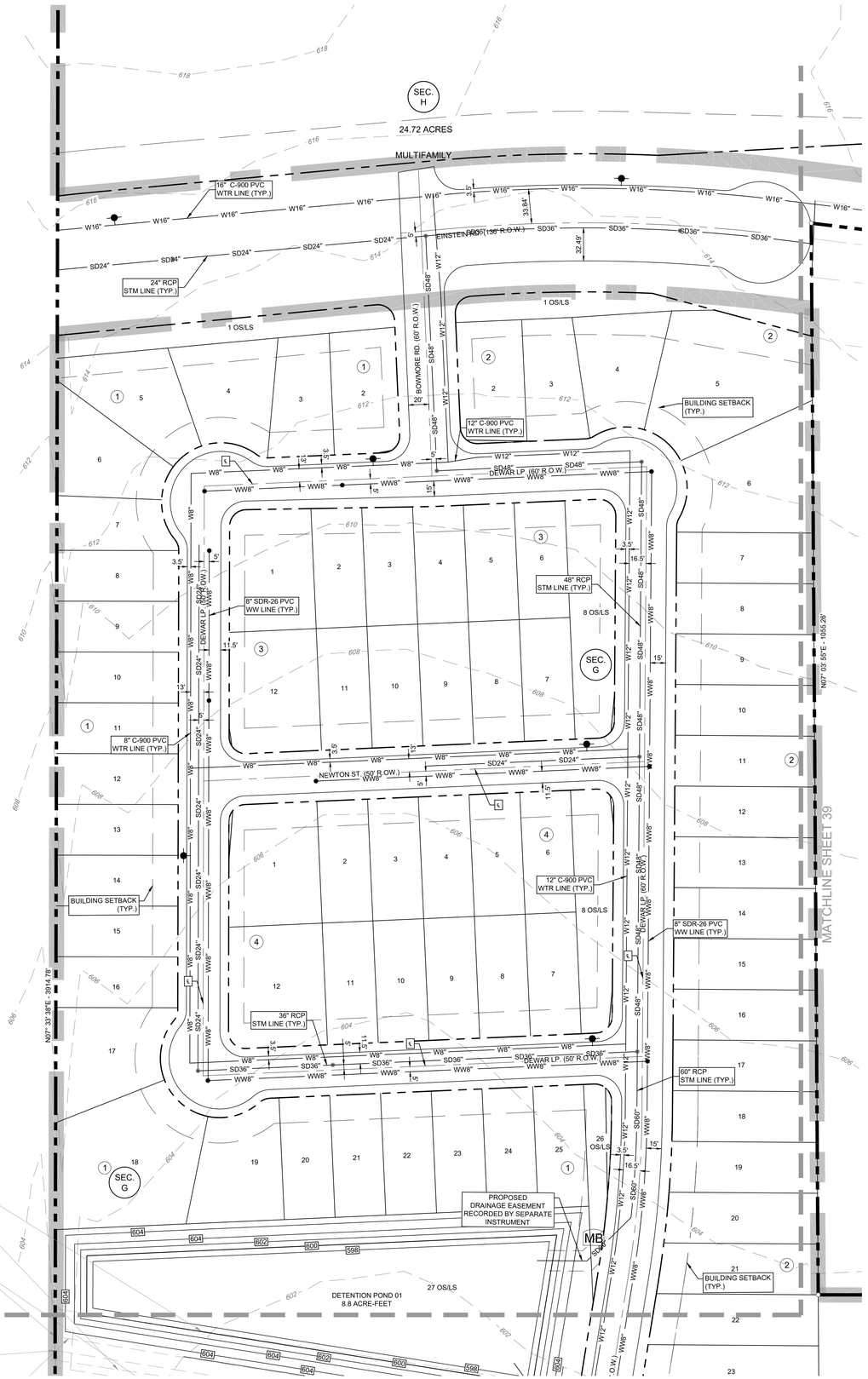
SHEET TITLE
UTILITY PLAN SEC. M & N

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL
ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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N

0 60 120

SCALE: 1" = 60'

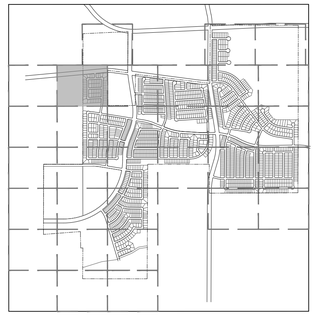
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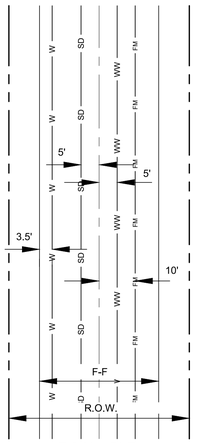
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
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DESCRIPTION:
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

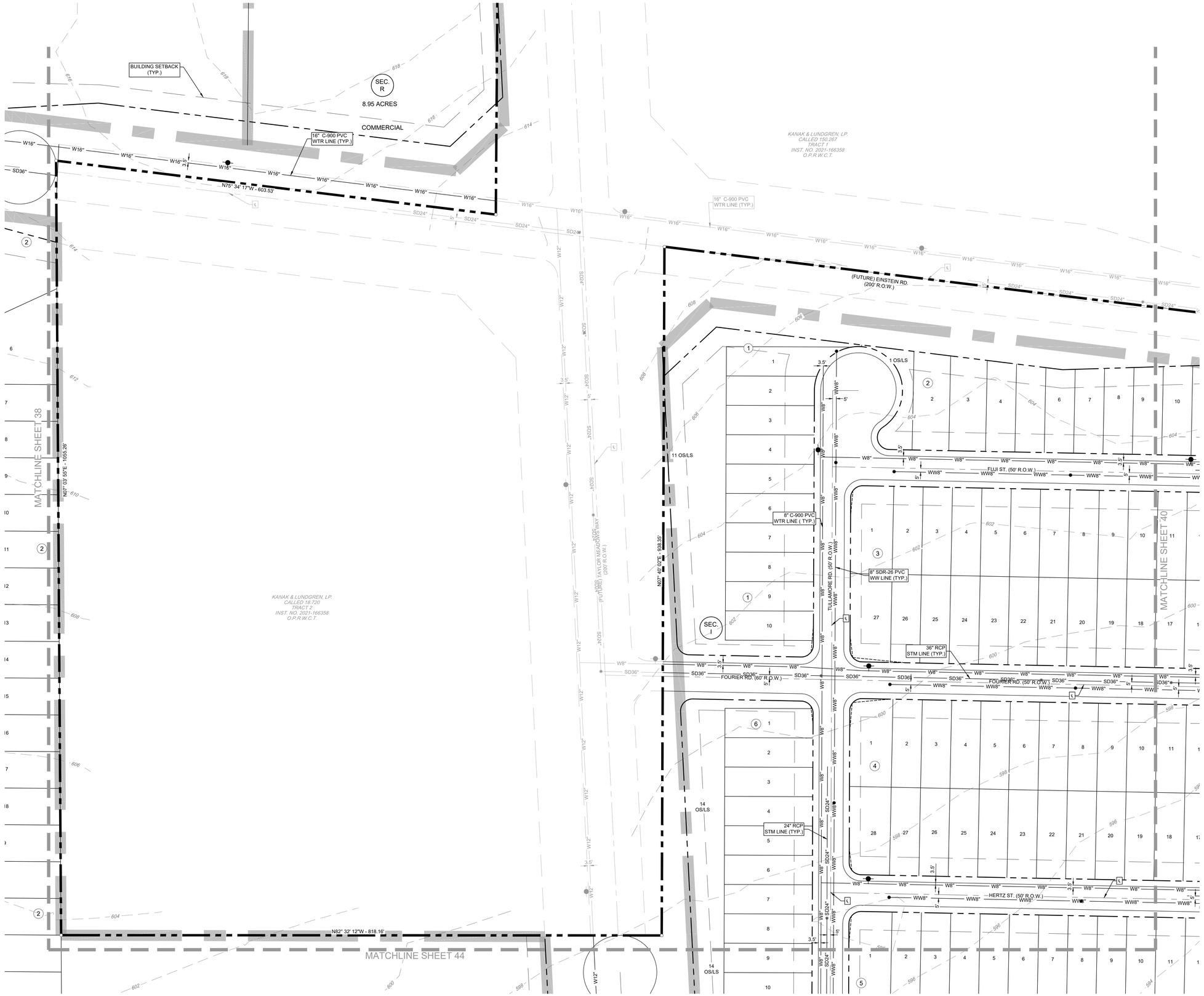
SHEET TITLE
UTILITY PLAN SEC. G

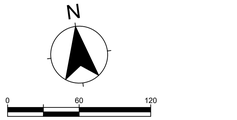
STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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SCALE: 1" = 60'

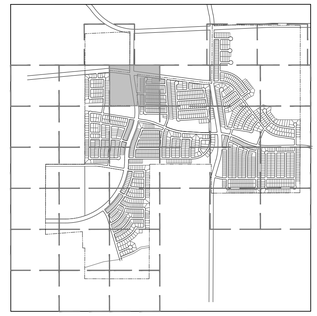
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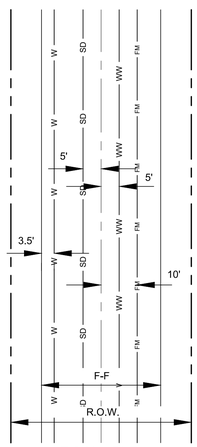
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
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| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
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## NOTES

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KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

## BENCHMARKS

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ELEVATION = 582.73'

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ELEVATION = 587.12'

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TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. G, H & I

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:

39 OF 59

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MATCHLINE SHEET 39

MATCHLINE SHEET 41

MATCHLINE SHEET 45

KANAK & LUNDGREN, LP.
CALLED 150.267
TRACT 1
INST. NO. 2021-166358
O.P.R.W.C.T.

16" C-900 PVC WTR LINE (TYP.)

12" C-900 PVC WTR LINE (TYP.)

N75° 32' 34"W - 2246.74'

EINSTEIN RD. (136' R.O.W.)

CROW RD. (60' R.O.W.)

FUJI ST. (50' R.O.W.)

PROOF ST. (60' R.O.W.)

MEADE LP. (50' R.O.W.)

GRAIN STORE LP. (50' R.O.W.)

FOURIER RD. (50' R.O.W.)

HERTZ ST. (50' R.O.W.)

8" C-900 PVC WTR LINE ( TYP.)

8" SDR-26 PVC WW LINE (TYP.)

24" RCP STM LINE (TYP.)

36" RCP STM LINE (TYP.)

48" RCP STM LINE (TYP.)

BUILDING SETBACK (TYP.)

SEC. I

SEC. K

1 OS/LS

2 OS/LS

13 OS/LS

14 OS/LS

17 OS/LS

23 OS/LS

52 OS/LS

MB

p:\020075\000\civil\sheets\020075008_ut02.dwg jmcdougall 11/7/2024 9:53 AM

N

0 60 120

SCALE: 1" = 60'

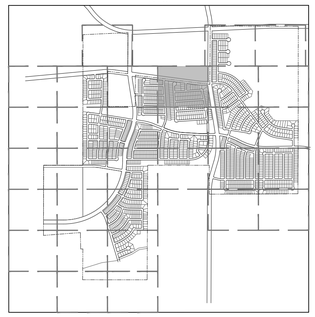
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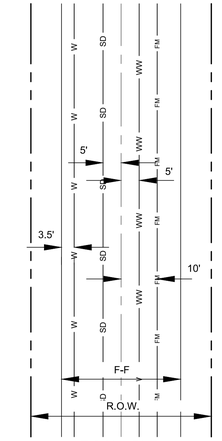
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
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| | | VISIBILITY EASEMENT LINE |

## NOTES

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KEY MAP
NTS.






TYPICAL UTILITY
ASIGNMENT
NTS.

## BENCHMARKS

**1. T.B.M. #1: "X" CUT**

ELEVATION = 582.73'

**2. T.B.M. #2: "X" CUT**

ELEVATION = 587.12'


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TBPE #: F-20821


DATE:
DESCRIPTION:
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DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. I & K

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

DATE:
2023/09/12

SHEET:

MATCHLINE SHEET 37

MATCHLINE SHEET 40

MATCHLINE SHEET 42

MATCHLINE SHEET 46

1 OS/LS — (5) DETENTION POND 08 13.4 ACRE-FEET

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

36" RCP STM LINE (TYP.)

ZONE A 100-YEAR FEMA FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

(7) 15 OS/LS

BUILDING SETBACK (TYP.)

BLANTON ST. (50' R.O.W.)

627.87'

(3) 24 OS/LS

12" SDR-26 PVC WW LINE (TYP.)

12" C-900 PVC WTR LINE (TYP.)

(8) SEC. M — MB — 33 OS/LS

16" C-900 PVC WTR LINE (TYP.)

GLASS RD. (200' R.O.W.)

WELLER ST. (60' R.O.W.)

RICH ST. (50' R.O.W.)

CRICKET ST. (60' R.O.W.)

8" SDR-26 PVC WW LINE (TYP.)

BUILDING SETBACK (TYP.)

24" RCP STM LINE (TYP.)

(9) SEC. M — 1 OS/LS

(2) SEC. K — 23 OS/LS

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

ZONE A 100-YEAR FEMA FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

DETENTION POND 09 12.8 ACRE-FEET

48" RCP STM LINE (TYP.)

BUILDING SETBACK (TYP.)

(7) SEC. O — 15 OS/LS

(7) SEC. M — 15 OS/LS

ZONE A 100-YEAR FEMA FLOODPLAIN (EFFECTIVE DATE: DEC. 20, 2019) PANEL #: 48491C0540F

N

0 60 120

SCALE: 1" = 60'

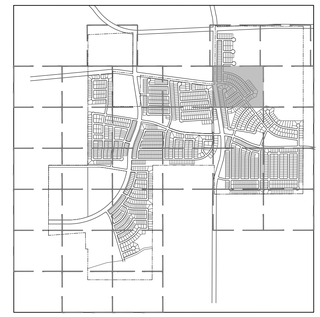
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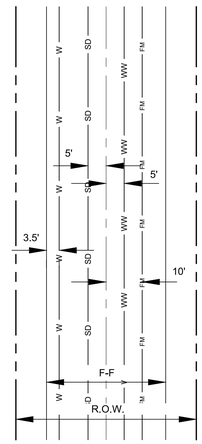
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
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## NOTES

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KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

## BENCHMARKS

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   ELEVATION = 582.73'
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. K, M & O

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER: 020075008

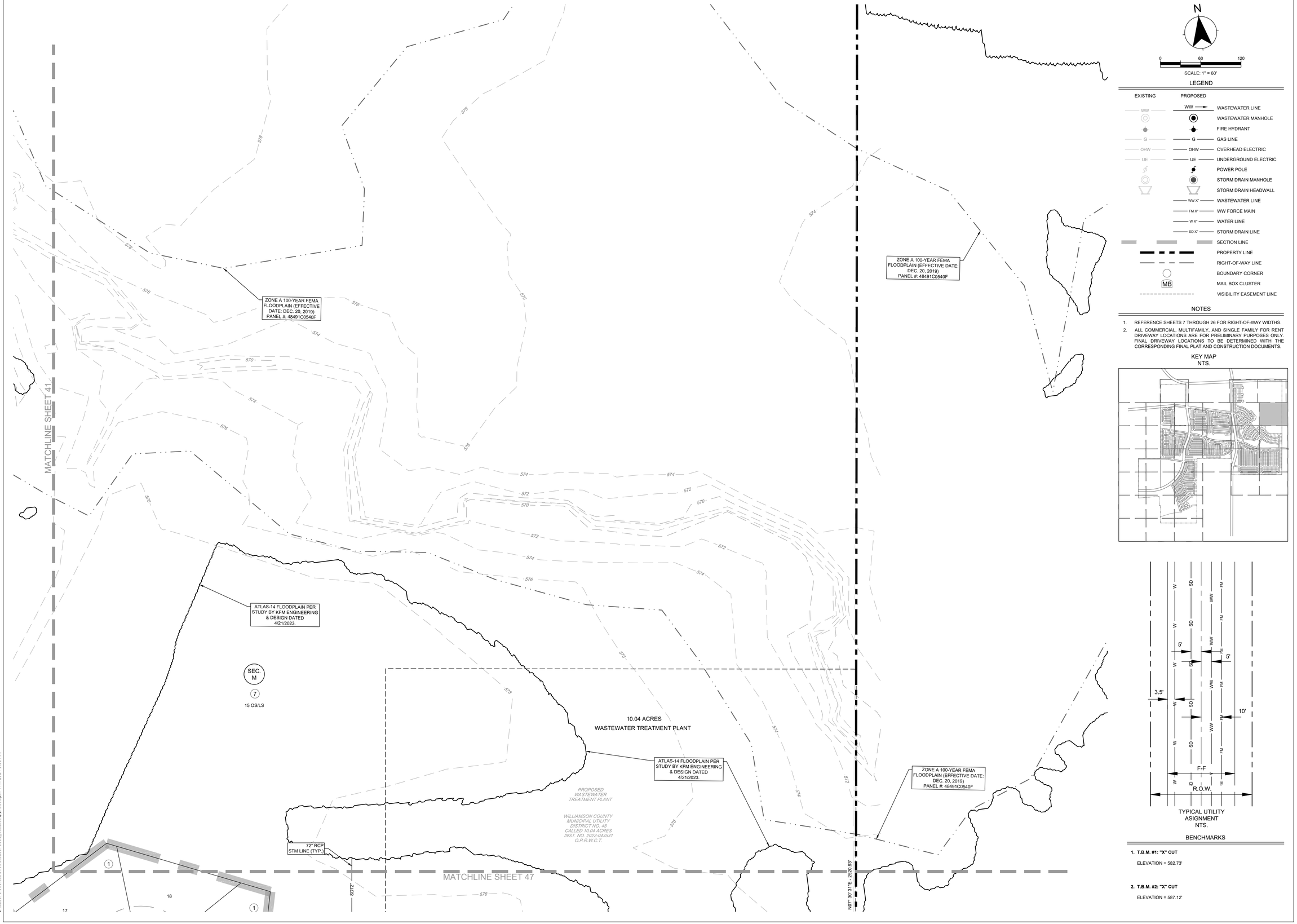
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DATE: 2023/09/12

SHEET:



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N

0 60 120

SCALE: 1" = 60'

## LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
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| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

1. REFERENCE SHEETS 7 THROUGH 26 FOR RIGHT-OF-WAY WIDTHS.
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KEY MAP
NTS.






TYPICAL UTILITY
ASIGNMENT
NTS.

## BENCHMARKS

**1. T.B.M. #1: "X" CUT**

ELEVATION = 582.73'

**2. T.B.M. #2: "X" CUT**

ELEVATION = 587.12'

KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. O

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:



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N

0 60 120

SCALE: 1" = 60'

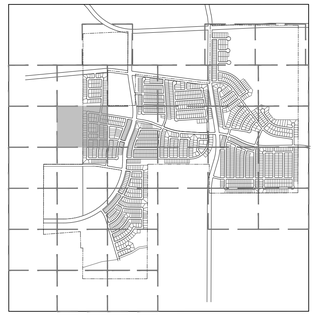
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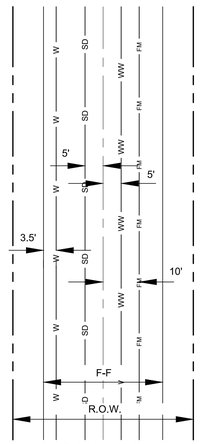
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
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TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. F & G

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

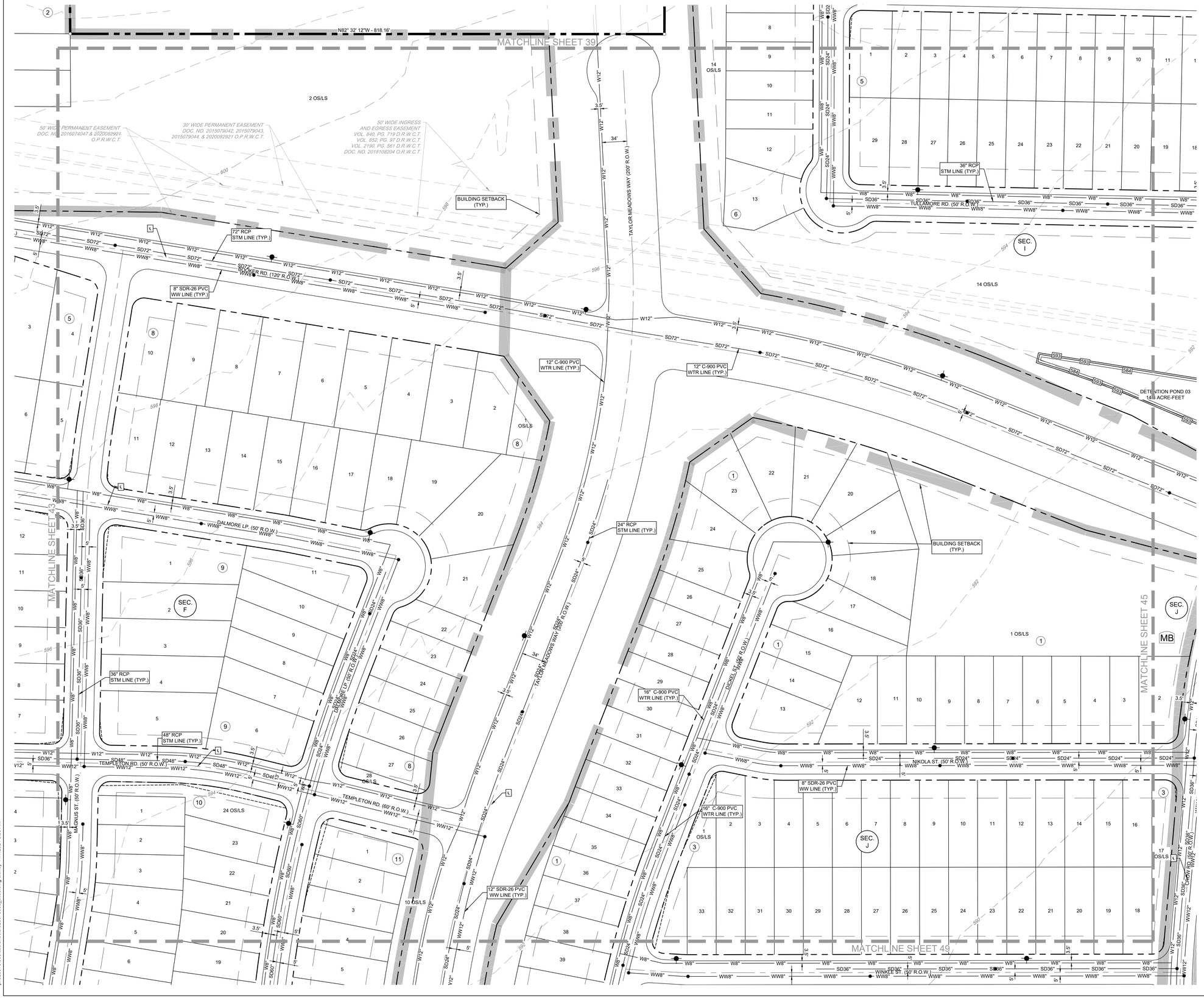
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| TJH | BL | MZ |

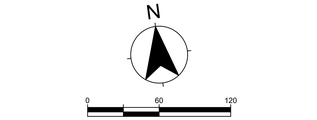
DATE: 2023/09/12

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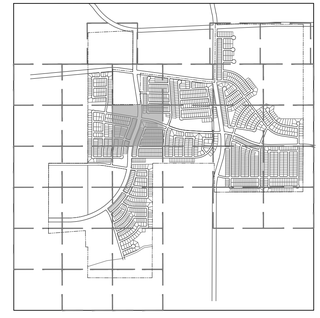

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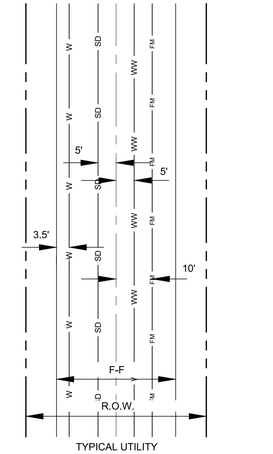
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. F, I & J

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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MATCHLINE SHEET 40

MATCHLINE SHEET 44

MATCHLINE SHEET 46

MATCHLINE SHEET 50

48" RCP STM LINE (TYP.)

24" RCP STM LINE (TYP.)

36" RCP STM LINE (TYP.)

60" RCP STM LINE (TYP.)

8" SDR-26 PVC WW LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

72" RCP STM LINE (TYP.)

12" C-900 PVC WTR LINE (TYP.)

18" SDR-26 PVC WW LINE (TYP.)

8" C-900 PVC WTR LINE ( TYP.)

TULLAMORE RD. (50' R.O.W.)

MEADE LP. (50' R.O.W.)

BELLE ST. (60' R.O.W.)

POGUE ST. (50' R.O.W.)

CHARTER LP. (50' R.O.W.)

CROW RD. (60' R.O.W.)

29 OS/LS
50' WIDE PERMANENT EASEMENT
DOC. NO. 2016074047 & 2020082921
O.P.R.W.C.T.

30' WIDE PERMANENT EASEMENT
DOC. NO. 2015079042, 2015079043,
2015079044, & 2020082921 O.P.R.W.C.T.

50' WIDE INGRESS
AND EGRESS EASEMENT
VOL. 840, PG. 719 D.R.W.C.T.
VOL. 852, PG. 97 D.R.W.C.T.
VOL. 2190, PG. 561 D.R.W.C.T.
DOC. NO. 2018108204 O.R.W.C.T.

PROPOSED
DRAINAGE EASEMENT
RECORDED BY
SEPARATE INSTRUMENT

DETENTION POND 03
14.6 ACRE-FEET

DETENTION POND 16
11.8 ACRE-FEET

BUILDING SETBACK
(TYP.)

APPROXIMATE
SURVEY/ABSTRACT LINE

15 OS/LS

14 OS/LS

30 OS/LS

3 OS/LS

17 OS/LS

10 OS/LS0

25 OS/LS

1 OS/LS

23 OS/LS

MB

SEC. I

SEC. J

SEC. K

SEC. L

N

0 60 120

SCALE: 1" = 60'

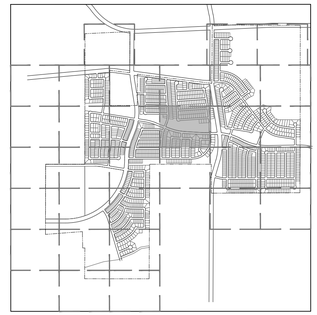
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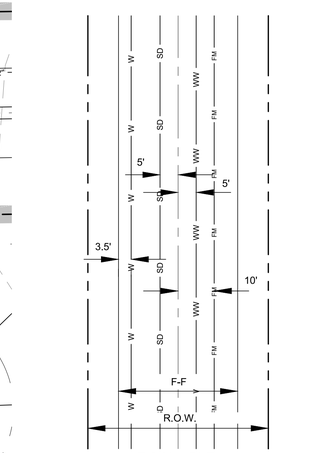
| EXISTING | PROPOSED |
|---|---|
| WW | WW — WASTEWATER LINE |
| | WASTEWATER MANHOLE |
| | FIRE HYDRANT |
| G | G — GAS LINE |
| OHW | OHW — OVERHEAD ELECTRIC |
| UE | UE — UNDERGROUND ELECTRIC |
| | POWER POLE |
| | STORM DRAIN MANHOLE |
| | STORM DRAIN HEADWALL |
| | WW X" — WASTEWATER LINE |
| | FM X" — WW FORCE MAIN |
| | W X" — WATER LINE |
| | SD X" — STORM DRAIN LINE |
| | SECTION LINE |
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| | RIGHT-OF-WAY LINE |
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KEY MAP
NTS.






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ASIGNMENT
NTS.

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TBPE #: F-20821


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|---|---|---|---|
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| | | | |
| | | | |

MATCHLINE SHEET 41

MATCHLINE SHEET 45

MATCHLINE SHEET 47

MATCHLINE SHEET 51

APPROXIMATE SURVEY/ABSTRACT LINE

BELLE ST. (60' R.O.W.)

BLANTON ST. (50' R.O.W.)

BATCH ST. (50' R.O.W.)

DOUBLE ST. (60' R.O.W.)

MICHTER LP (50' R.O.W.)

BOCKER SPUR (60' R.O.W.)

CASAS RD. (30' R.O.W.)

NOBLE RD. (60' R.O.W.)

MICHAEL RUTH SURVEY ABSTRACT NO. 541 WILLIAMSON COUNTY, TEXAS

50' WIDE PERMANENT EASEMENT DOC. NO. 2016074475, 2020082921 O.P.R.W.C.T.

30' WIDE PERMANENT EASEMENT DOC. NO. 2015079042, 2015079043, 2015079044, & 2020082921 O.P.R.W.C.T.

50' WIDE INGRESS AND EGRESS EASEMENT VOL. 840, PG. 719 D.R.W.C.T. VOL. 852, PG. 97 D.R.W.C.T. VOL. 2190, PG. 561 D.R.W.C.T. DOC. NO. 2018108204 O.R.W.C.T.

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

12" C-900 PVC WTR LINE (TYP.)

8" C-900 PVC WTR LINE ( TYP.)

16" C-900 PVC WTR LINE (TYP.)

6" SDR-26 PVC WW LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

18" SDR-26 PVC WW LINE (TYP.)

24" RCP STM LINE (TYP.)

36" RCP STM LINE (TYP.)

48" RCP STM LINE (TYP.)

72" RCP STM LINE (TYP.)

BUILDING SETBACK (TYP.)

MB

SEC. K

SEC. M

SEC. O

SEC. P

10 OS/LS

23 OS/LS

25 OS/LS

35 OS/LS

6 OS/LS

1 OS/LS

14 OS/LS

N

0 60 120

SCALE: 1" = 60'

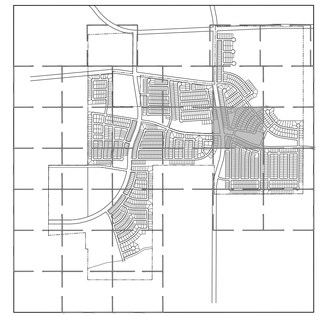
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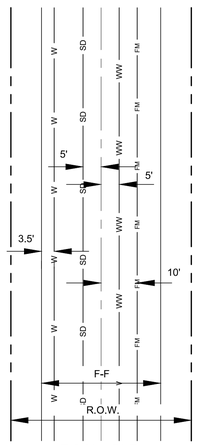
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
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KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

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CLIENT
TAYLOR MEADOWS

PROJECT
TAYLOR MEADOWS 712, LP

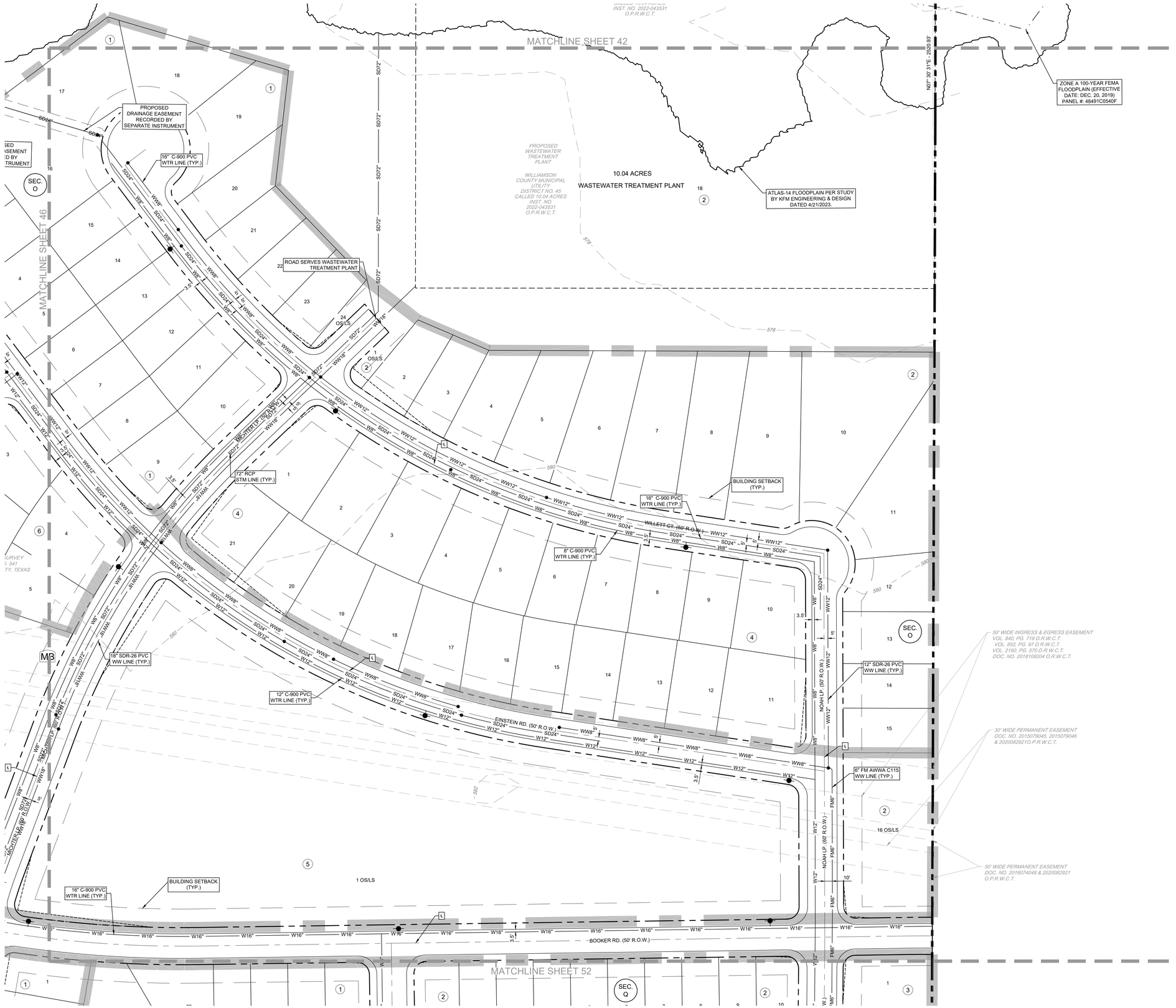
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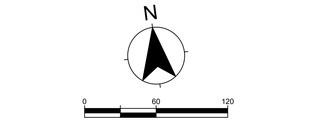
STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
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DATE: 2023/09/12
SHEET:



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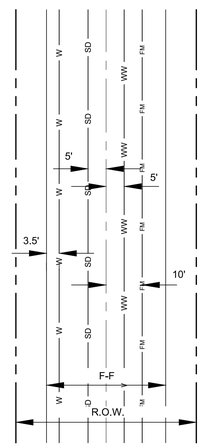
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
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PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. O & Q

STATE OF TEXAS
BRIAN LANDRY
139447
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PROFESSIONAL ENGINEER
11/09/2024

PROJECT NUMBER:
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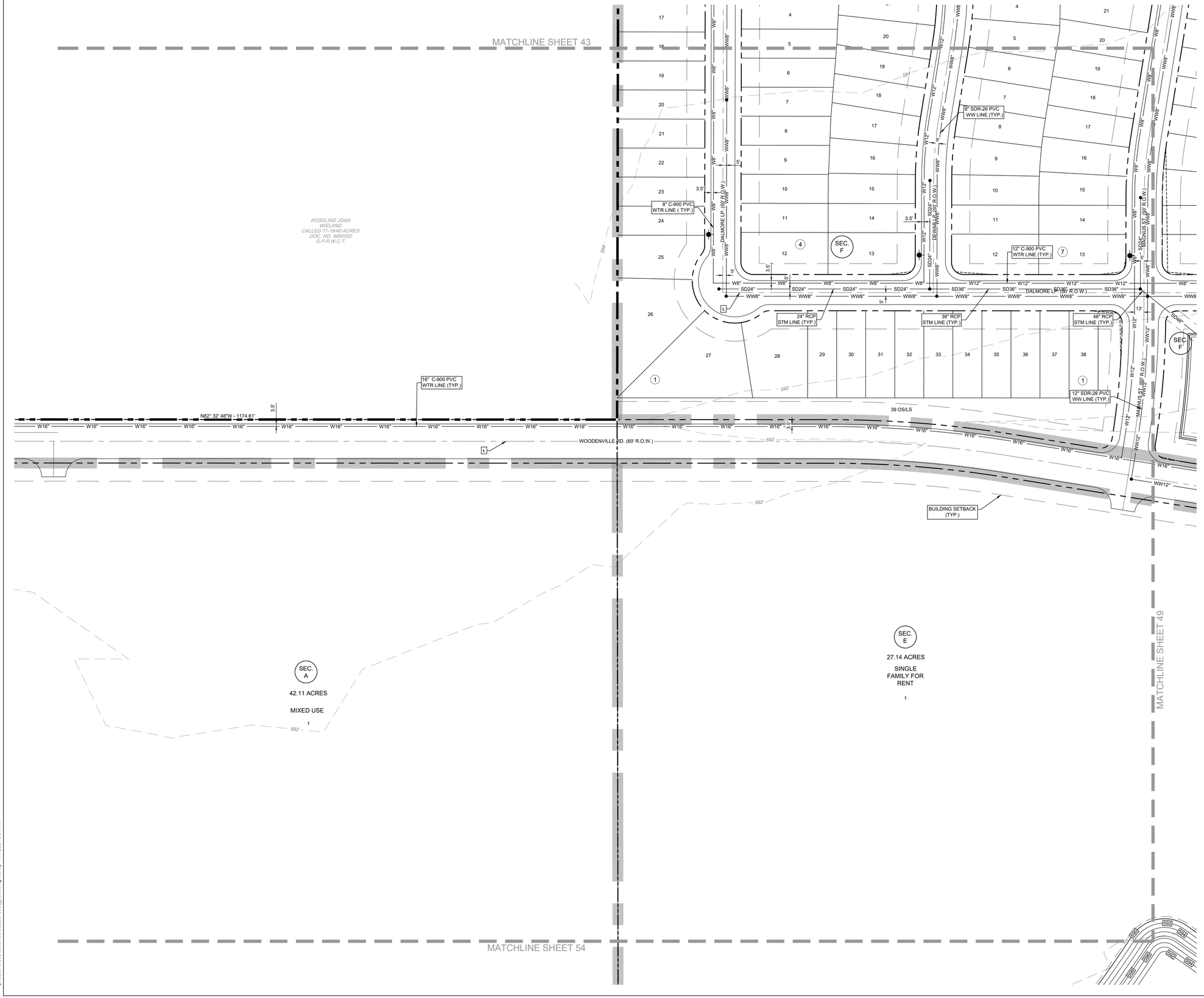
| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:



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N

0 60 120

SCALE: 1" = 60'

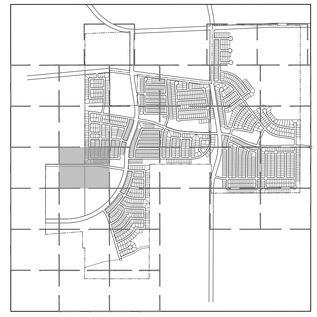
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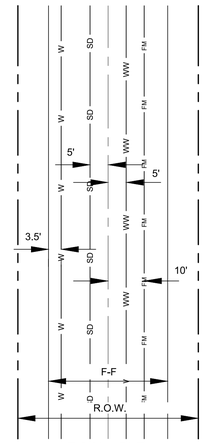
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|---|---|---|
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AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


| ISSUE: | DESCRIPTION: | DELTA: | DATE: |
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. A, E & F

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

DRAWN BY: TJH | DESIGNED BY: BL | CHECKED BY: MZ

DATE: 2023/09/12

SHEET:



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MATCHLINE SHEET 44

MATCHLINE SHEET 48

MATCHLINE SHEET 50

MATCHLINE SHEET 55

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

8" C-900 PVC WTR LINE ( TYP.)

60" RCP STM LINE (TYP.)

48" RCP STM LINE (TYP.)

12" C-900 PVC WTR LINE (TYP.)

16" C-900 PVC WTR LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

BUILDING SETBACK (TYP.)

36" RCP STM LINE (TYP.)

6" SDR-26 PVC WW LINE (TYP.)

6" FM AWWA C115 WW LINE (TYP.)

24" RCP STM LINE (TYP.)

8" C-900 PVC WTR LINE ( TYP.)

DETENTION POND 02
12.7 ACRE-FEET

DETENTION POND 04
7.5 ACRE-FEET

SEC. D

SEC. E
27.14 ACRES
SINGLE FAMILY FOR RENT

SEC. F

SEC. J

SEC. L

MAGNUS SLOAN (60' R.O.W.)

DALMORE LP (50' R.O.W.)

TAYLOR MEADOWS WAY (120' R.O.W.)

DICKEL RANCH (50' R.O.W.)

WINKEL ST. (50' R.O.W.)

CHARTER LP (60' R.O.W.)

WOODENVILLE RD. (60' R.O.W.)

WOODENVILLE RD. (50' R.O.W.)

LAPLACE ST. (50' R.O.W.)

FIBONACCI RD. (50' R.O.W.)

WOODENVILLE LP (50' R.O.W.)

N

0 60 120

SCALE: 1" = 60'

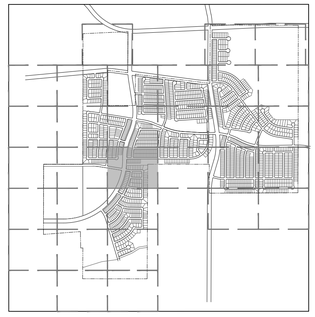
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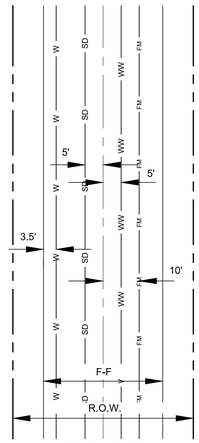
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

1. REFERENCE SHEETS 7 THROUGH 26 FOR RIGHT-OF-WAY WIDTHS.
2. ALL COMMERCIAL, MULTIFAMILY, AND SINGLE FAMILY FOR RENT DRIVEWAY LOCATIONS ARE FOR PRELIMINARY PURPOSES ONLY. FINAL DRIVEWAY LOCATIONS TO BE DETERMINED WITH THE CORRESPONDING FINAL PLAT AND CONSTRUCTION DOCUMENTS.

KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

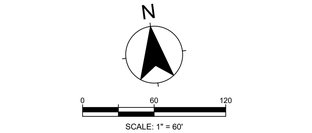
## BENCHMARKS

1. **T.B.M. #1: "X" CUT**
   ELEVATION = 582.73'
2. **T.B.M. #2: "X" CUT**
   ELEVATION = 587.12'


KFM ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
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## LEGEND

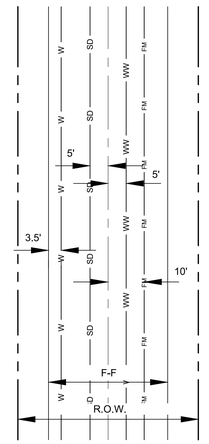
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW → | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

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KEY MAP
NTS.






TYPICAL UTILITY
ASIGNMENT
NTS.

## BENCHMARKS

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| ISSUE: | DESCRIPTION: | DATE: |
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. J, L & P

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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MATCHLINE SHEET 46

MATCHLINE SHEET 50

MATCHLINE SHEET 52

MATCHLINE SHEET 55

NOBLE RD. (60' R.O.W.)

GAUSS RD. (136' R.O.W.)

MICHTER LP. (50' R.O.W.)

CRAIG ST. (60' R.O.W.)

N 02° 10' 44" E - 867.18'

SEC. L

SEC. P

14 OS/LS

1 OS/LS

34 OS/LS

21 OS/LS

7 OS/LS

DETENTION POND 10
14.6 ACRE-FEET

BUILDING SETBACK (TYP.)

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

24" RCP STM LINE (TYP.)

48" RCP STM LINE (TYP.)

36" RCP STM LINE (TYP.)

60" RCP STM LINE (TYP.)

8" SDR-26 PVC WW LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

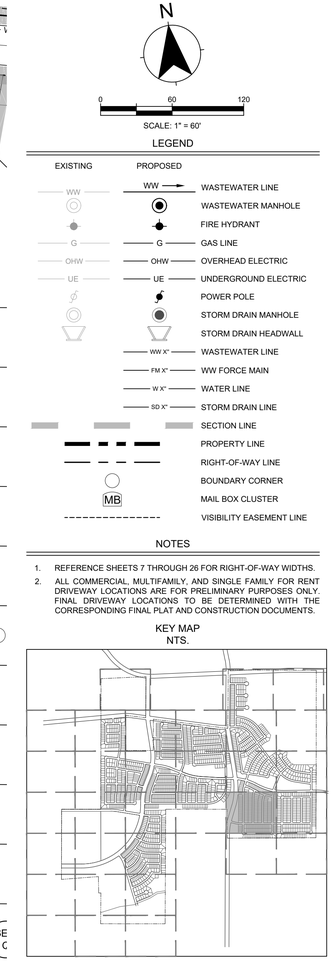
12" C-900 PVC WTR LINE (TYP.)

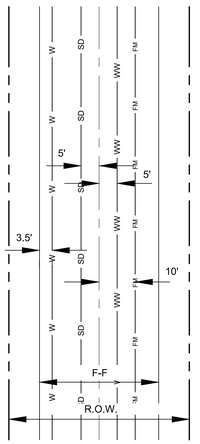
8" C-900 PVC WTR LINE ( TYP.)

SINGLE SD24" (40' R.O.W.)

DOUBLE SD24" (40' R.O.W.)

MB






TYPICAL UTILITY ASIGNMENT
NTS.

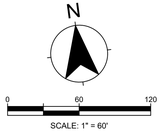
BENCHMARKS

**1. T.B.M. #1: "X" CUT**

ELEVATION = 582.73'

**2. T.B.M. #2: "X" CUT**

ELEVATION = 587.12'




SCALE: 1" = 60'

LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

NOTES

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KEY MAP
NTS.


KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
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TBPE #: F-20821


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| | DESCRIPTION: | | DATE: |

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. L, P & Q

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL
ENGINEER
Brian Landry
11/07/2024

PROJECT NUMBER: 020075008

DRAWN BY: TJH | DESIGNED BY: BL | CHECKED BY: MZ

DATE: 2023/09/12

SHEET:



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MATCHLINE SHEET 47

MATCHLINE SHEET 51

MATCHLINE SHEET 57

BOOKER RD. (50' R.O.W.)

NOAH LP. (50' R.O.W.)

CRAIG ST. (50' R.O.W.)

LISA VERLANDER
CALLED 204.65 ACRES
INST. NO. 2002-032136
O.P.R.W.C.T.

BUILDING SETBACK (TYP.)

24" RCP STM LINE (TYP.)

36" RCP STM LINE (TYP.)

48" RCP STM LINE (TYP.)

60" RCP STM LINE (TYP.)

12" C-900 PVC WTR LINE (TYP.)

8" SDR-26 PVC WW LINE (TYP.)

8" C-900 PVC WTR LINE ( TYP.)

12" SDR-26 PVC WW LINE (TYP.)

6" FM AWWA C115 WW LINE (TYP.)

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

MB 29 OS/LS

21 OS/LS

SEC. Q

N

0 60 120

SCALE: 1" = 60'

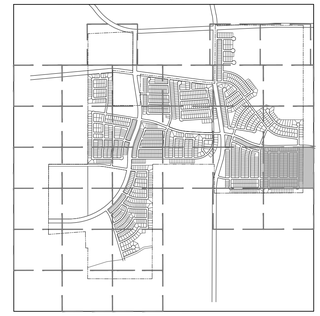
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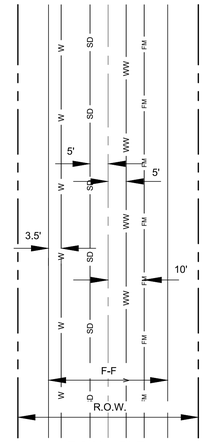
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
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| | | VISIBILITY EASEMENT LINE |

## NOTES

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KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

## BENCHMARKS

**1. T.B.M. #1: "X" CUT**

ELEVATION = 582.73'

**2. T.B.M. #2: "X" CUT**

ELEVATION = 587.12'

KFM
ENGINEERING & DESIGN


1301 S. MOPAC EXPY., SUITE 150
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PHONE: (512) 628-8281
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DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. Q

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL
ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

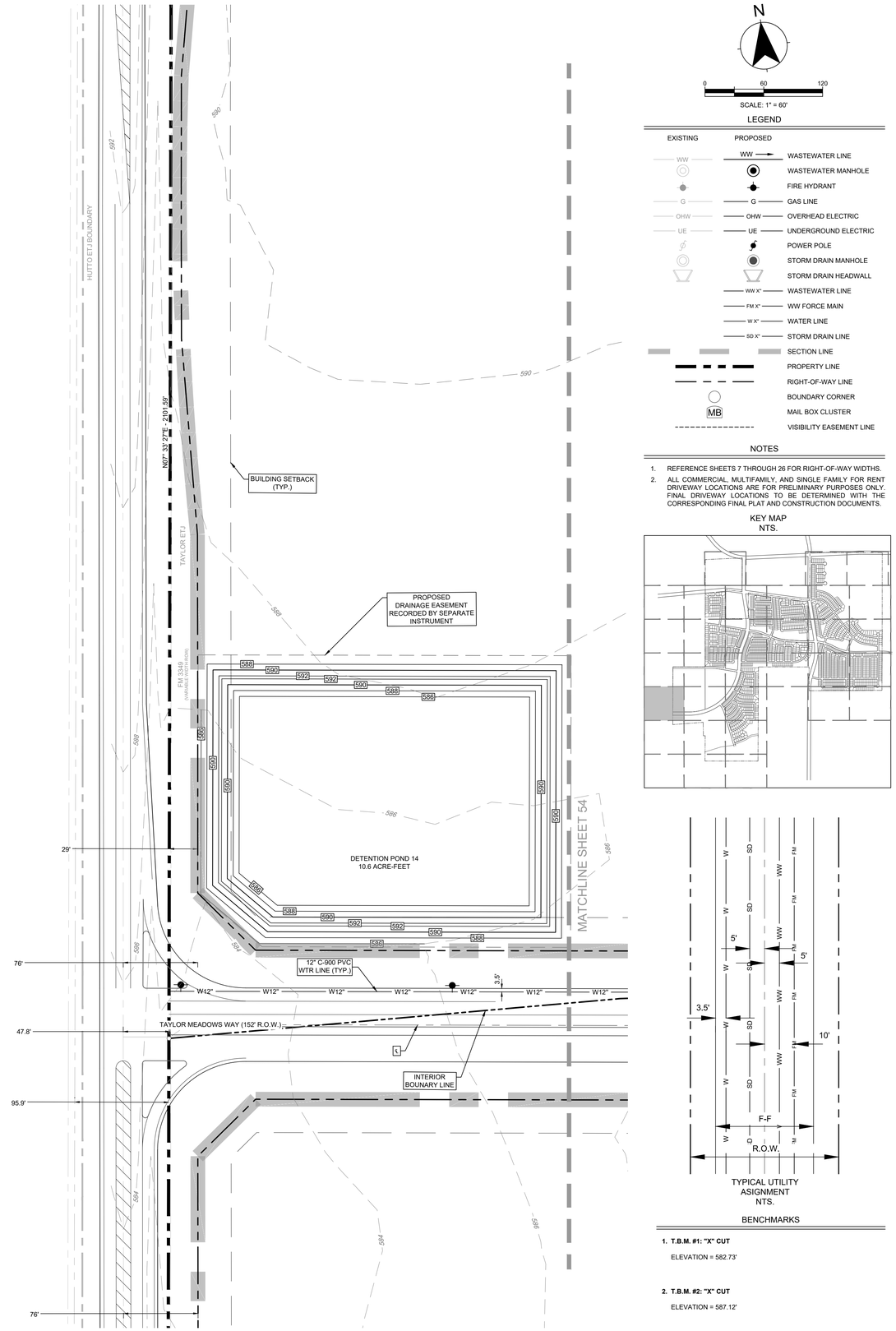
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2023/09/12

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INST. NO. 2021-187894
O.P.R.W.C.T.




N

0 60 120

SCALE: 1" = 60'

## LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
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| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
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KEY MAP
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TYPICAL UTILITY ASIGNMENT
NTS.

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ELEVATION = 587.12'


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MATCHLINE SHEET 48

MATCHLINE SHEET 53

MATCHLINE SHEET 55

MATCHLINE SHEET 58

APPROXIMATE SURVEY/ABSTRACT LINE

SEC. A
42.11 ACRES
MIXED USE
1

SEC. E
27.14 ACRES
1
SINGLE FAMILY FOR RENT

SEC. B
35.08 ACRES
1
SINGLE FAMILY FOR RENT

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

DETENTION POND 13
7.5 ACRE FEET

BUILDING SETBACK (TYP.)

INTERIOR BOUNDARY LINE

12" C-900 PVC WTR LINE (TYP.)

TAYLOR MEADOWS WAY (R.O.W. VARIES)

TAYLOR MEADOWS WAY (129' R.O.W.)

30' WIDE INGRESS & EGRESS EASEMENT DOC. NO. 2020085054 O.P.R.W.C.T.

6" FM AWWA C115 WW LINE (TYP.)

8" C-900 PVC WTR LINE (TYP.)

24" RCP STM LINE (TYP.)

FM6" LOVELACE RD. (60' R.O.W.)

42" RCP STM LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

54" RCP STM LINE (TYP.)

MB

16 OS/LS

20 OS/LS

N

0 60 120

SCALE: 1" = 60'

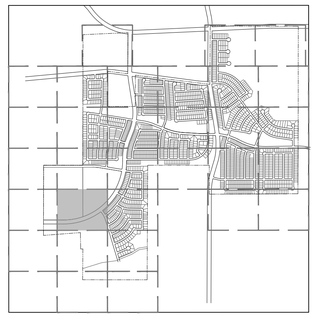
## LEGEND

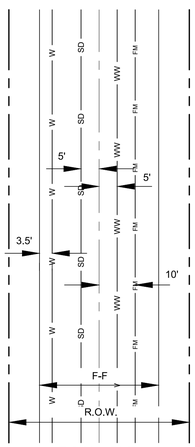
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
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| | | SECTION LINE |
| | | PROPERTY LINE |
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| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

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KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

## BENCHMARKS

1. **T.B.M. #1: "X" CUT**
   ELEVATION = 582.73'
2. **T.B.M. #2: "X" CUT**
   ELEVATION = 587.12'


KFM ENGINEERING & DESIGN
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CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. A, B, D & E

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

| DRAWN BY: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| TJH | BL | MZ |

DATE:
2023/09/12

SHEET:



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PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

BUILDING SETBACK (TYP.)

DETENTION POND 13
7.5 ACRE FEET

12" C-900 PVC WTR LINE (TYP.)

24" RCP STM LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

8" C-900 PVC WTR LINE (TYP.)

42" RCP STM LINE (TYP.)

6" FM AWWA C115 WW LINE (TYP.)

8" SDR-26 PVC WW LINE (TYP.)

8" C-900 PVC WTR LINE (TYP.)

36" RCP STM LINE (TYP.)

48" RCP STM LINE (TYP.)

24" RCP STM LINE (TYP.)

BUILDING SETBACK (TYP.)

FIBONACCI RD. (50' R.O.W.)

WOODENVILLE LP. (50' R.O.W.)

MIDDLETON LP. (50' R.O.W.)

ROWSON ST. (50' R.O.W.)

CORBETT ST. (50' R.O.W.)

AMPERE ST. (50' R.O.W.)

REIMANN ST. (50' R.O.W.)

N07° 44' 47"E - 3432.82'

MATCHLINE SHEET 49

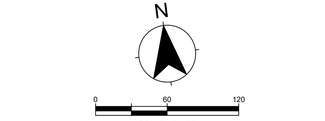
MATCHLINE SHEET 54

MATCHLINE SHEET 59

SEC. D

MB

OS/LS




SCALE: 1" = 60'

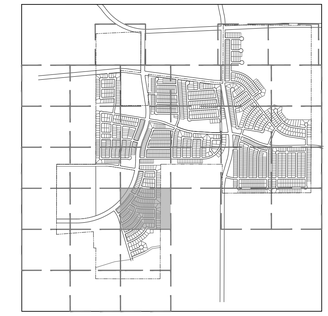
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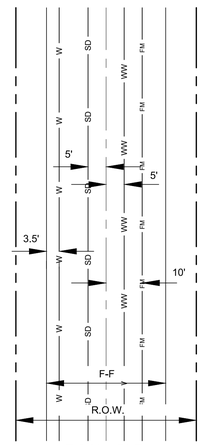
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

1. REFERENCE SHEETS 7 THROUGH 26 FOR RIGHT-OF-WAY WIDTHS.
2. ALL COMMERCIAL, MULTIFAMILY, AND SINGLE FAMILY FOR RENT DRIVEWAY LOCATIONS ARE FOR PRELIMINARY PURPOSES ONLY. FINAL DRIVEWAY LOCATIONS TO BE DETERMINED WITH THE CORRESPONDING FINAL PLAT AND CONSTRUCTION DOCUMENTS.

KEY MAP
NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

## BENCHMARKS

**1. T.B.M. #1: "X" CUT**

ELEVATION = 582.73'

**2. T.B.M. #2: "X" CUT**

ELEVATION = 587.12'


KFM
ENGINEERING & DESIGN
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
PHONE: (512) 628-8281
WWW.KFM-LLC.COM
TBPE #: F-20821


| ISSUE: | DESCRIPTION: | DATE: |
|---|---|---|
| | | |
| | | |
| DELTA: | DESCRIPTION: | DATE: |
| | | |

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. D & E

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008

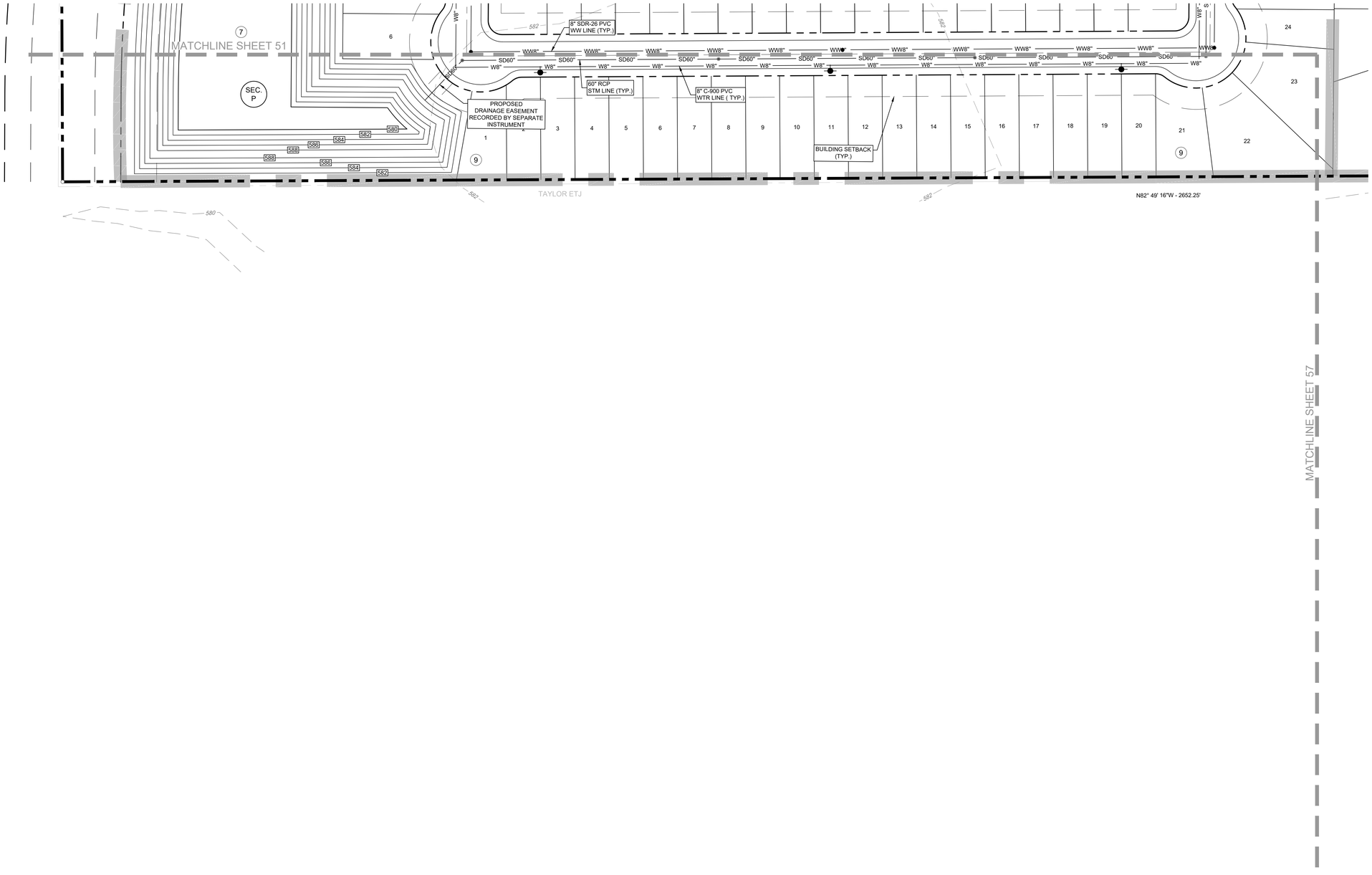
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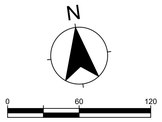
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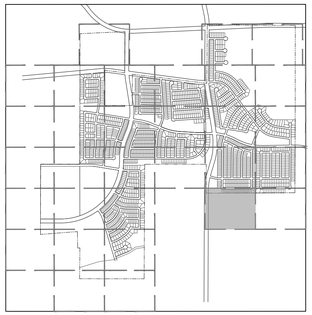

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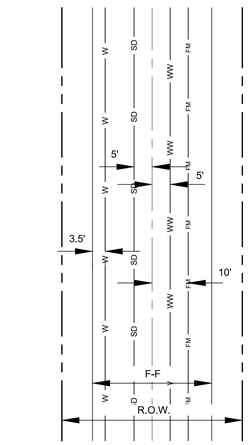
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
| | SD X" | STORM DRAIN LINE |
| | | SECTION LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | BOUNDARY CORNER |
| | MB | MAIL BOX CLUSTER |
| | | VISIBILITY EASEMENT LINE |

## NOTES

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NTS.






TYPICAL UTILITY ASIGNMENT
NTS.

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PHONE: (512) 628-8281
WWW.KFM-LLC.COM
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DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

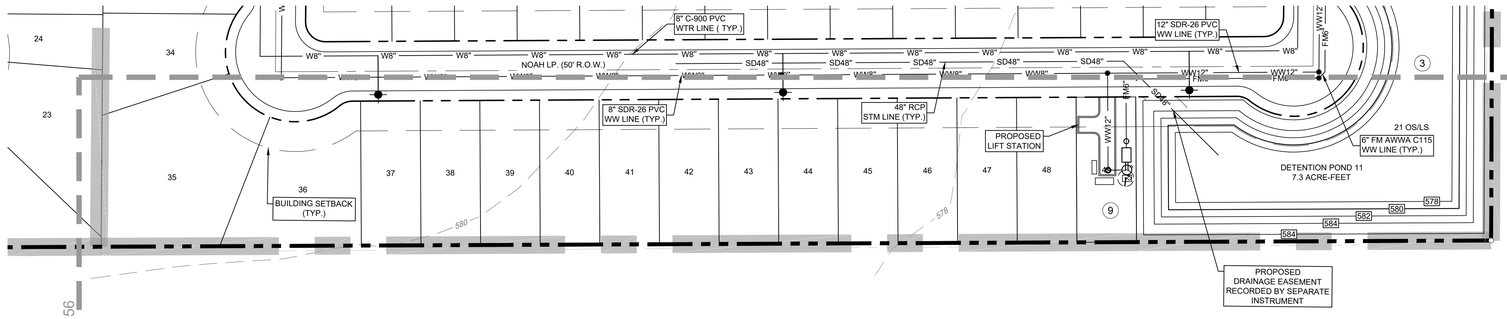
SHEET TITLE
UTILITY PLAN SEC. P

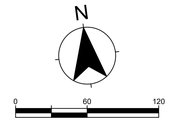
STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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SCALE: 1" = 60'

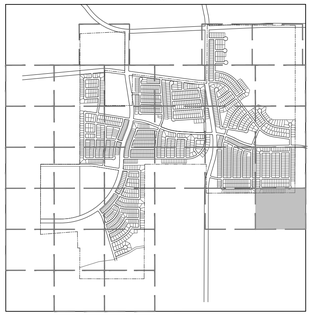
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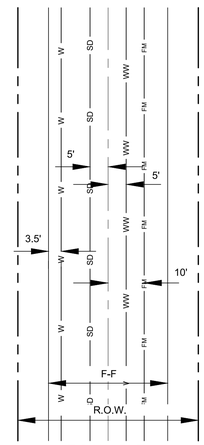
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
| OHW | OHW | OVERHEAD ELECTRIC |
| UE | UE | UNDERGROUND ELECTRIC |
| | | POWER POLE |
| | | STORM DRAIN MANHOLE |
| | | STORM DRAIN HEADWALL |
| | WW X" | WASTEWATER LINE |
| | FM X" | WW FORCE MAIN |
| | W X" | WATER LINE |
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| | | SECTION LINE |
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TYPICAL UTILITY ASIGNMENT
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WWW.KFM-LLC.COM
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TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. Q

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER: 020075008
DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ
DATE: 2023/09/12
SHEET:



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MATCHLINE SHEET 54

N86° 55' 37"W - 1109.20'

N00° 20' 31"E - 492.15'

N83° 29' 03"W - 65.27'

N07° 54' 28"E - 920.31'

BRUCE M JOHNS
CALLED 20.62 ACRES
INST. NO. 2002-074776
O.P.R.W.C.T.

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

SEC. B

35.08 ACRES

1

SINGLE FAMILY FOR RENT

MATCHLINE SHEET 59

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

DETENTION POND 15
4.7 ACRE-FEET

SEC. C

23.55 ACRES

1

MULTI-FAMILY

N

0 60 120

SCALE: 1" = 60'

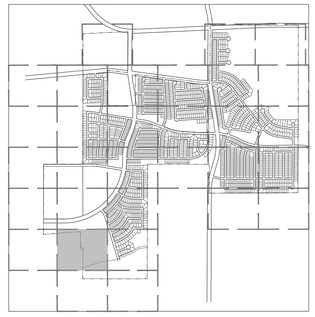
## LEGEND

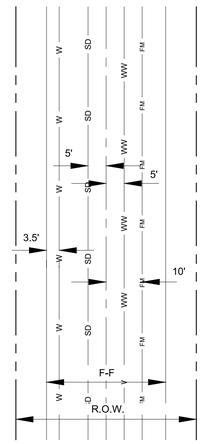
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
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KEY MAP
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TYPICAL UTILITY ASIGNMENT
NTS.

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DESCRIPTION:
ISSUE:

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TAYLOR MEADOWS 712, LP

PROJECT
TAYLOR MEADOWS

SHEET TITLE
UTILITY PLAN SEC. B

STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
PROFESSIONAL ENGINEER
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH
DESIGNED BY: BL
CHECKED BY: MZ

DATE:
2023/09/12

SHEET:

58 OF 59

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MATCHLINE SHEET 55

MATCHLINE SHEET 58

CORK ST. (60' R.O.W.)

REIMANN ST. (50' R.O.W.)

TEELING ST. (50' R.O.W.)

24" RCP STM LINE (TYP.)

54" RCP STM LINE (TYP.)

BUILDING SETBACK (TYP.)

8" SDR-26 PVC WW LINE (TYP.)

12" SDR-26 PVC WW LINE (TYP.)

8" C-900 PVC WTR LINE ( TYP.)

6" FM AWWA C115 WW LINE (TYP.)

12" C-900 PVC WTR LINE (TYP.)

PROPOSED DRAINAGE EASEMENT RECORDED BY SEPARATE INSTRUMENT

PROPOSED LIFT STATION

ATLAS-14 FLOODPLAIN PER STUDY BY KFM ENGINEERING & DESIGN DATED 4/21/2023.

DETENTION POND 05
19.4 ACRE-FEET
83 OS/LS

DETENTION POND 15
11.5 ACRE-FEET

DETENTION POND 06
6.0 ACRE-FEET

MULTI-FAMILY

SEC. C

23.55 ACRES

1

SEC. D

30 OS/LS

34 OS/LS

109.24'

N

0 60 120

SCALE: 1" = 60'

## LEGEND

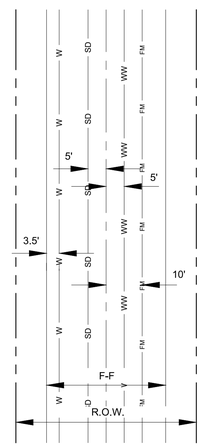
| EXISTING | PROPOSED | |
|---|---|---|
| WW | WW | WASTEWATER LINE |
| | | WASTEWATER MANHOLE |
| | | FIRE HYDRANT |
| G | G | GAS LINE |
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SHEET TITLE
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STATE OF TEXAS
BRIAN LANDRY
139447
LICENSED
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Brian Landry
11/07/2024

PROJECT NUMBER:
020075008

DRAWN BY: TJH
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SHEET:

59 OF 59

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