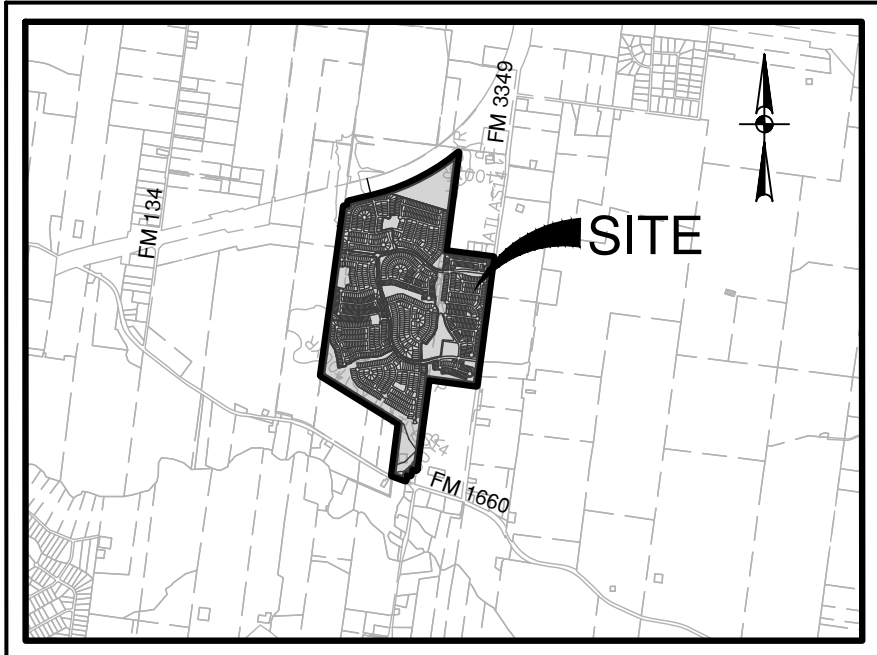


HALCYON PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS
SUBMITTAL DATE: JUNE 5, 2024

WILLIAMSON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 5000'



LOCATION MAP
SCALE: 1" = 2000'

FM 1660 & FM 3349 TX 76574

A 486.766 ACRE TRACT, SITUATED IN THE CHARLES J GERLACH SURVEY, SECTION NO. 26, ABSTRACT NO. 260, IN THE RS NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, AND IN THE WILLIAM MULLEN SURVEY, SECTION NO. 28, ABSTRACT NO. 446, ALL IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 390.024 ACRE TRACT CONVEYED TO HWY 3349 HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2022040581 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 96.742 ACRE TRACT CONVEYED TO HWY 3349 HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2021187894 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEY INFORMATION

BENCHMARK 11:
N: 10161190.28'
E: 3191888.72'
SET I.R. REDCAP (TRAV)
ELEV. 594.09'
NAVD88 GEOD12B

BENCHMARK 13:
N: 10156564.39'
E: 3189270.34'
SET I.R. REDCAP (TRAV)
ELEV. 565.35'
NAVD88 GEOD12B

SURVEY REFERENCE:
NORTH AMERICAN DATUM OF 1983 (NAD 83) (NA 2011) EPOCH 2010.00
COORDINATE SYSTEM OF TEXAS STATE PLANE CENTRAL ZONE
SCALE FACTOR OF 0.99988 ABOUT ORIGIN (0,0) SURFACE TO GRID
NORTHING AND EASTING ARE BASED ON SURFACE COORDINATES

OWNER:

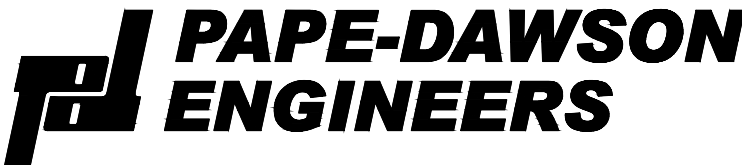
JEN HOLDCO 23 LLC
13620 N FM 620
BLDG B, STE 150
AUSTIN, TEXAS 78717

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEY:

PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY
BLDG 3, STE 200
AUSTIN, TEXAS 78759
(512) 454-8711



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #100228801

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	SUMMARY & LOT TABLES (1 OF 4)
3	SUMMARY & LOT TABLES (2 OF 4)
4	SUMMARY & LOT TABLES (3 OF 4)
5	SUMMARY & LOT TABLES (4 OF 4)
6	OVERALL PRELIMINARY PLAT
7	PRELIMINARY PLAT (1 OF 7)
8	PRELIMINARY PLAT (2 OF 7)
9	PRELIMINARY PLAT (3 OF 7)
10	PRELIMINARY PLAT (4 OF 7)
11	PRELIMINARY PLAT (5 OF 7)
12	PRELIMINARY PLAT (6 OF 7)
13	PRELIMINARY PLAT (7 OF 7)
14	OVERALL UTILITY LAYOUT
15	UTILITY LAYOUT (1 OF 7)
16	UTILITY LAYOUT (2 OF 7)
17	UTILITY LAYOUT (3 OF 7)
18	UTILITY LAYOUT (4 OF 7)
19	UTILITY LAYOUT (5 OF 7)
20	UTILITY LAYOUT (6 OF 7)
21	UTILITY LAYOUT (7 OF 7)
22	PRELIMINARY DETENTION POND SUMMARY
23	PHASING PLAN

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

COUNTY ENGINEER, WILLIAMSON COUNTY

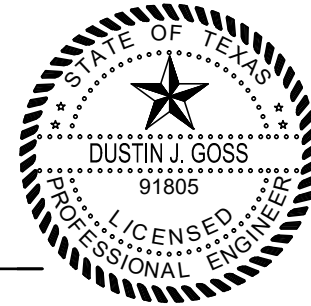
DATE

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, P.E. #91805, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT (HALCYON PRELIMINARY PLAT) COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.
THE SUBJECT PROPERTY IS NOT IN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROPERTY IS WITHIN THE FLOOD ZONE "AE", AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE DECEMBER 20, 2019, MAP NUMBER 48491C0540E, DATED DECEMBER 20, 2019, MAP NUMBER 4891C0700E, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS FOR TRAVIS COUNTY, TEXAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL IN WILLIAMSON COUNTY, TEXAS, THIS 8TH DAY OF NOVEMBER, 2024.

PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. #91805
VICE PRESIDENT



SURVEYOR'S CERTIFICATION

I, PARKER GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT (HALCYON PRELIMINARY PLAT) COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

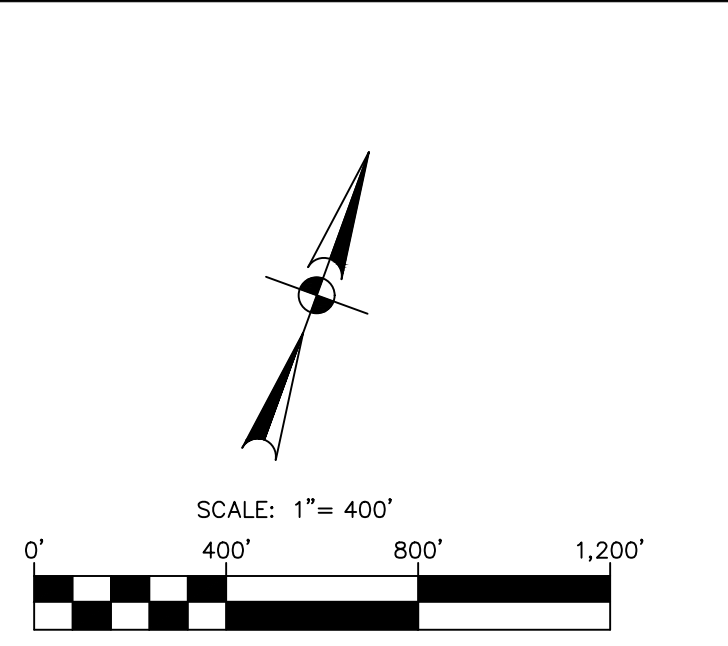
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL IN WILLIAMSON COUNTY, TEXAS, THIS 11th DAY OF December, 2024.

PAPE-DAWSON ENGINEERS
PARKER GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR



Date: Nov 08, 2024, 9:00am User ID: Tkrhouse
File Path: Projects\513\08\01\212 Preliminary\Civil\051308-01.dwg

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- LEGEND**
- BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - ATLAS 14 100YR FLOODPLAIN
 - FEMA 100YR FLOODPLAIN ZONE AE
 - GAS PIPELINE
 - OVERHEAD ELECTRIC LINE
 - UTILITY POLE & GUY WIRE
 - SIGN
 - TELECOMMUNICATIONS PEDESTAL
 - TELECOMMUNICATIONS MANHOLE
 - WATER WELL
 - SURVEY BENCHMARK
 - SURVEY MONUMENT SET 1/2" I.R.(PD)
 - SURVEY MONUMENTATION FOUND
 - DEED RECORDS OF WILLIAMSON COUNTY, TX
 - O.P.R. OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - O.R. OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - OSL & DE OPEN SPACE LOT & DRAINAGE ESMT
 - OSL & LS OPEN SPACE LOT & LANDSCAPE LOT
 - OSL & LS & UE OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
 - P.O.B. POINT OF BEGINNING

- NOTES**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING TO WORK, AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - SEE SHEETS 2-5 SUMMARY & LOT TABLES FOR LAND USE, STREET SUMMARY TABLES, PARCEL LOT TABLES, AND SITE BOUNDARY CURVE TABLE.
 - OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.
 - SEE SHEETS 7-13 FOR LOT AND RIGHT-OF-WAY DIMENSIONS.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATE DECEMBER 7, 2021.
 - BLOCK N, LOTS 66 AND 67 ARE ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0700F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
 - ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO EAST WILCO HIGHWAY, FM 3349, HALCYON PARKS ROAD, OR LIBERTY FIELDS LANE, THE ADJACENT COUNTY ROADWAYS.
 - THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF PHASE 5 PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF PHASE 5 INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION, (2) LOTS, OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS 'STREET' OR 'ROAD' ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
 - LOTS LESS THAN 50' IN WIDTH MAY NOT BE FURTHER SUBDIVIDED.

SITE BOUNDARY CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5530.00'	026°07'12"	N63°24'49"E	2499.23'	2521.00'

NO. REVISION

DATE

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 3, STE 200 | AUSTIN, TX 78759 | 512-664-8711
TYPE FIRM REGISTRATION #470 / TYPE FIRM REGISTRATION #10028601

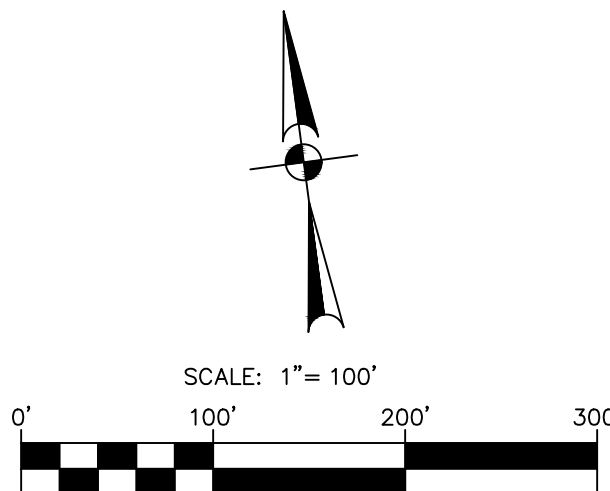
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

OVERALL PRELIMINARY PLAT

CITY NO. -----
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR

SHEET 6 OF 23

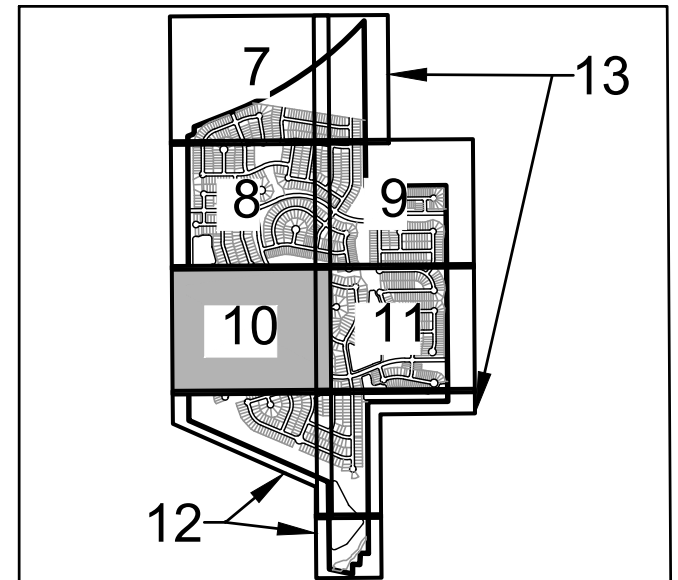
A CALLED 118 ACRE TRACT
(PROPERTY SIX)
VNER: ROY & MARY WYNETTE LESSNER
DOC. NO. 2018049538 (O.P.R.)



- LEGEND**
- BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - ATLAS 14 100YR FLOODPLAIN
 - FEMA 100YR FLOODPLAIN ZONE AE
 - GAS PIPELINE
 - OVERHEAD ELECTRIC LINE
 - UTILITY POLE & GUY WIRE
 - SIGN
 - TELECOMMUNICATIONS PEDESTAL
 - TELECOMMUNICATIONS MANHOLE
 - WATER WELL
 - SURVEY BENCHMARK
 - SURVEY MONUMENT SET 1/2" I.R.(PD)
 - SURVEY MONUMENTATION FOUND
 - DEED RECORDS OF WILLIAMSON COUNTY, TX
 - OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
 - OPEN SPACE LOT & DRAINAGE ESMT
 - OPEN SPACE LOT & LANDSCAPE LOT
 - OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
 - P.O.B. POINT OF BEGINNING

NOTES

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- OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.
- SINGLE-FAMILY LOTS TO HAVE A MINIMUM 30' WIDTH AT 25' FROM THE FRONT PROPERTY LINE.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

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1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.654.8711
TYPE FIRM REGISTRATION #470 / TYPE FIRM REGISTRATION #10028801

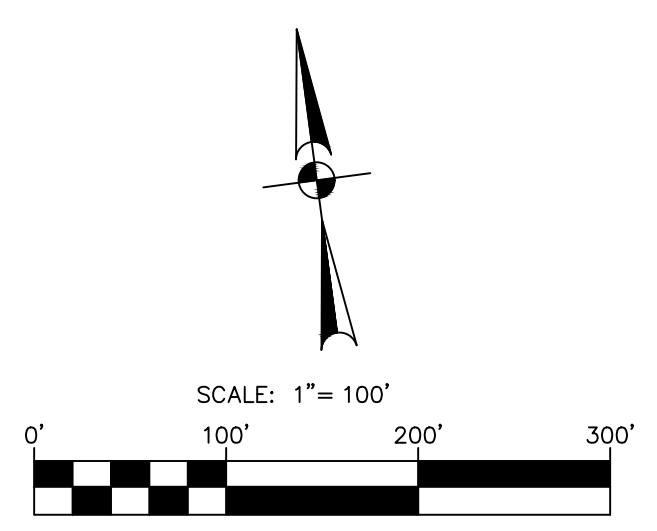
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (4 OF 7)

CITY NO.	-----
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	SL/CR
CHECKED	TKC
DRAWN	SL/CR
SHEET	10 OF 23

Date: Nov 08, 2024, 9:05am User ID: Thkroum
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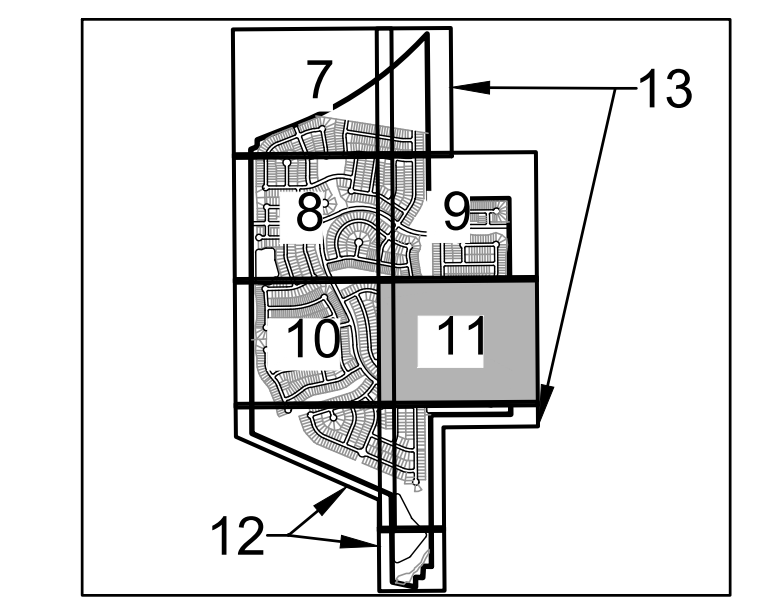


LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ATLAS 14 100YR FLOODPLAIN
- FEMA 100YR FLOODPLAIN ZONE AE
- GAS PIPELINE
- OVERHEAD ELECTRIC LINE
- UTILITY POLE & GUY WIRE
- SIGN
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS MANHOLE
- WATER WELL
- SURVEY BENCHMARK
- SURVEY MONUMENT SET 1/2" I.R.(PD)
- SURVEY MONUMENTATION FOUND
- DEED RECORDS OF WILLIAMSON COUNTY, TX
- OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
- OPEN SPACE LOT & DRAINAGE ESMT
- OPEN SPACE LOT & LANDSCAPE LOT
- OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
- POINT OF BEGINNING

NOTES

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KEY MAP

SCALE: 1" = 3000'

NO. REVISION

DATE

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 3, STE 200 | AUSTIN, TX 78759 | 512-664-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT

WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (5 OF 7)

CITY NO. -----

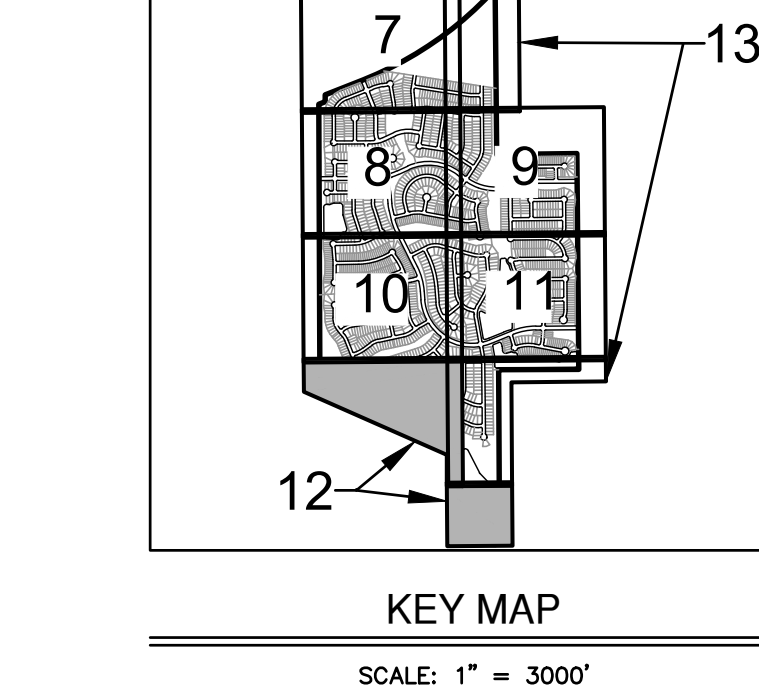
JOB NO. 51306-01

DATE NOVEMBER 2024

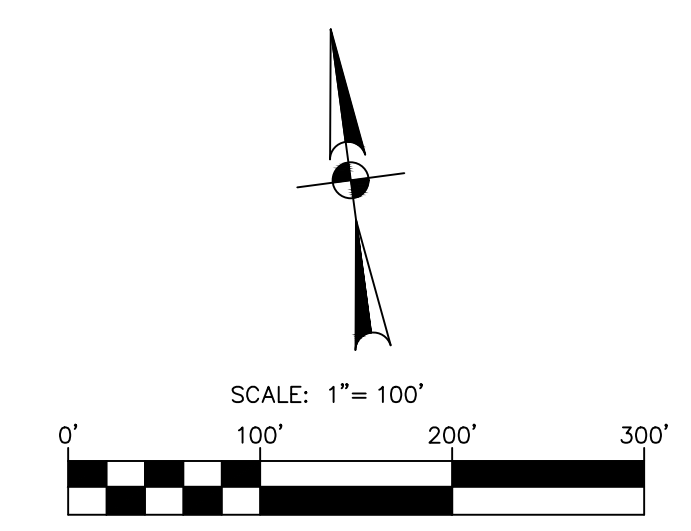
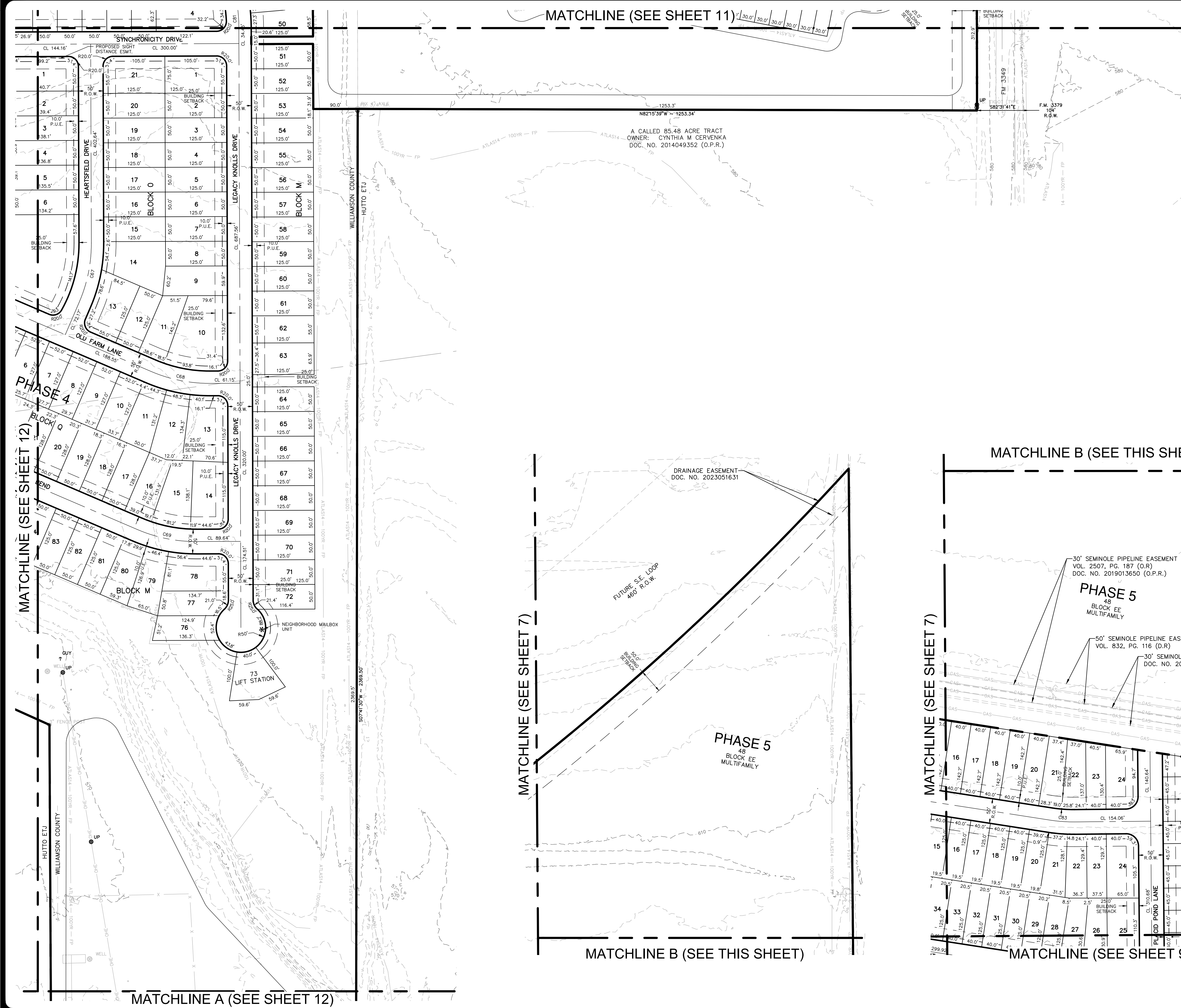
DESIGNER SL/CR

CHECKED TCK DRAWN SL/CR

SHEET 11 OF 23



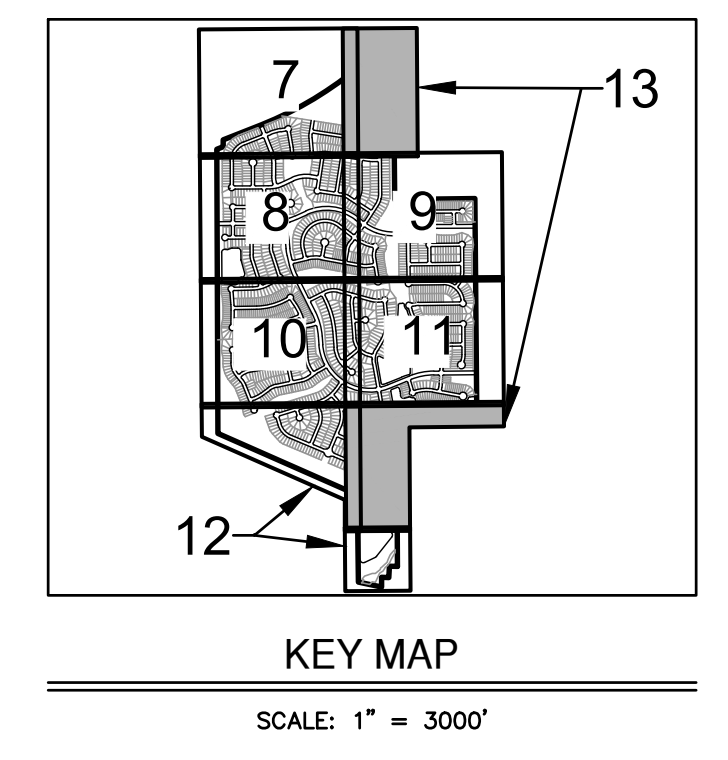
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	BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
 -ULT-ATLAS14-100YR-FP-	ATLAS 14 100YR FLOODPLAIN
 -FP-FEMA-100YR-	FEMA 100YR FLOODPLAIN ZONE AE
 -GAS	GAS PIPELINE
 -OHE-  -OHE-	OVERHEAD ELECTRIC LINE
	UTILITY POLE & GUY WIRE
	SIGN
	TELECOMMUNICATIONS PEDESTAL
	TELECOMMUNICATIONS MANHOLE
	WATER WELL
	SURVEY BENCHMARK
	SURVEY MONUMENT SET $\frac{1}{8}$ " I.R.(PD)
 1/2" I.R.	SURVEY MONUMENTATION FOUND
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TX
O.P.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
O.R.	OPEN PUBLIC RECORDS OF WILLIAMSON COUNTY, TX
OSL & DE	OPEN SPACE LOT & DRAINAGE ESMT
OSL & LS	OPEN SPACE LOT & LANDSCAPE LOT
OSL & LS & UE	OPEN SPACE LOT & LANDSCAPE LOT & UTILITY ESMT
P.O.B.	POINT OF BEGINNING

NOTES

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3. OPEN SPACE ARE LOTS PRIVATE UNLESS DESCRIBED OTHERWISE.

[illegible]

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

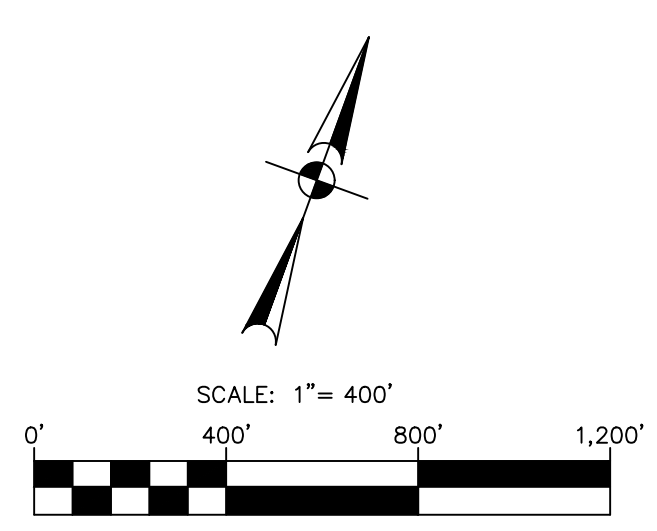
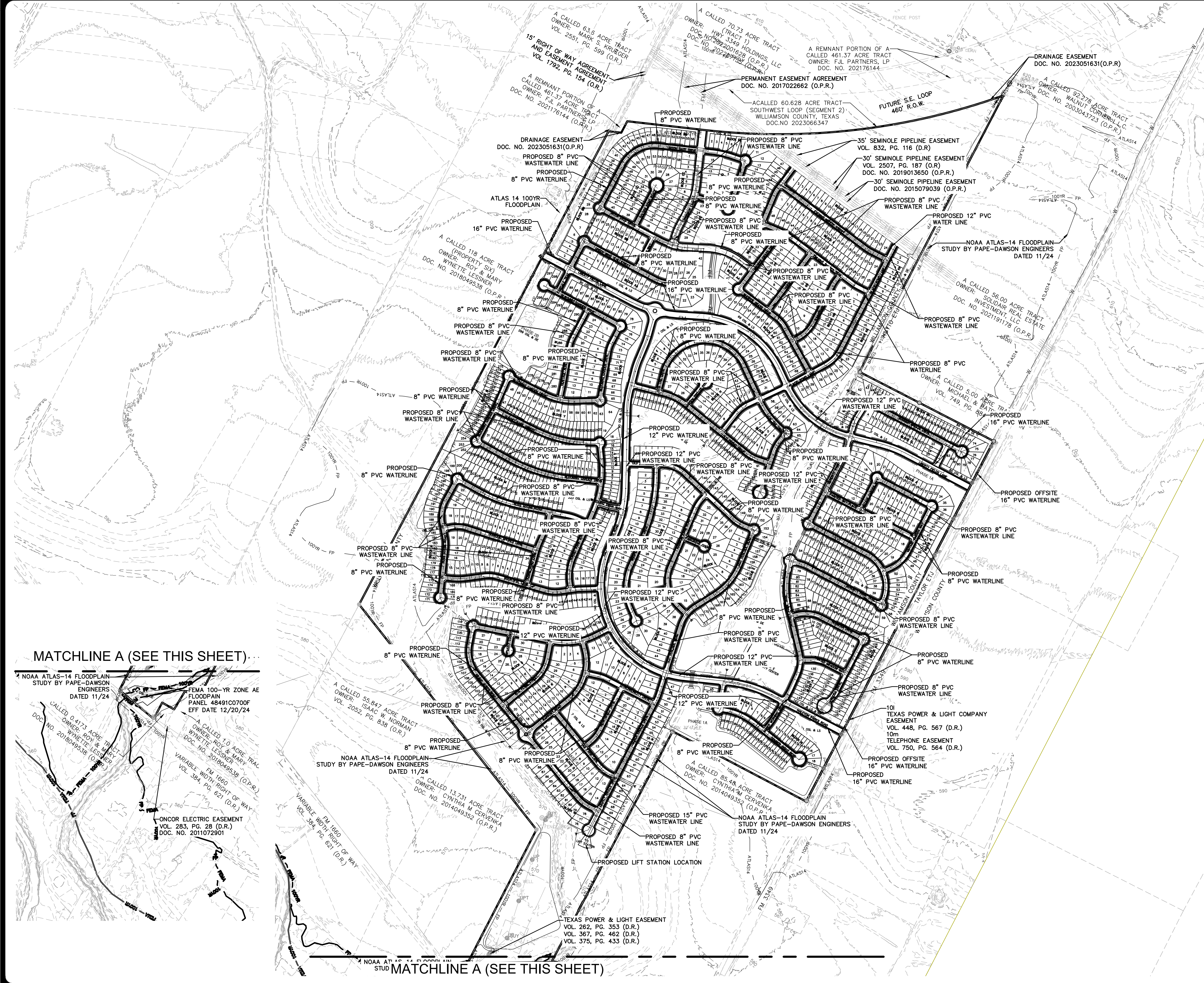
10801 W. MOPAC EXP. BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.564.2711

TYPE FIRM REGISTRATION #470 | TEPBLS FIRM REGISTRATION #10228801

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAT (7 OF 7)

CITY NO. _____
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SL/CR
CHECKED TCK DRAWN SL/CR
SHEET 13 OF 23



LEGEND	
W	WATER LINE
WW	WASTEWATER LINE & MH
SD	STORM DRAIN LINE
	CURB INLET
	JUNCTION BOX & HEADWALL
	SINGLE WATER SERVICE
	DOUBLE WATER SERVICE
	SINGLE WW SERVICE
	DOUBLE WW SERVICE
	FIRE HYDRANT
	BOUNDARY LINE
	PHASE LINE
	RIGHT-OF-WAY
	ROAD CENTER LINE (CL)
	LOT LINE
	EASEMENT (ESMT)
	OVERHEAD ELECTRIC LINE
	STREAM CL
	FEMA 100YR FLOODPLAIN
	NOAA ATLAS-14 FLOODPLAIN
	EXISTING MAJOR CONTOUR

- NOTES**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING TO WORK, AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR SURVEY FLOWN IN NOVEMBER 2021. CONTOURS OUTSIDE THE PROJECT BOUNDARY ARE COMPUTED GENERATED USING TNRIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
 3. PROPOSED UTILITY IMPROVEMENTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH THE SITE DEVELOPMENT AND CONSTRUCTION PLANS.
 4. ALL PUBLIC WATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE.
 5. ALL PUBLIC WASTEWATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE.
 6. WATER SERVICE SHALL BE PROVIDED BY JONAH WATER SUD.
 7. WASTEWATER SERVICE SHALL BE PROVIDED PER THE EXECUTED WHOLESALE AGREEMENT WITH THE CITY OF HUTTO.

DATE	
NO. REVISION	

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512-664-6711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

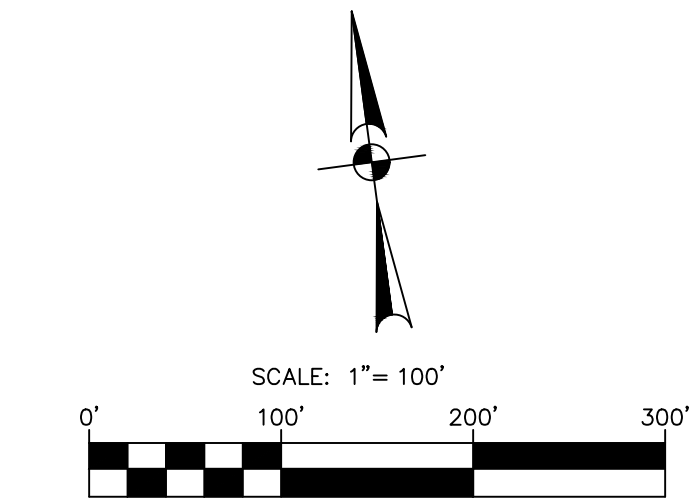
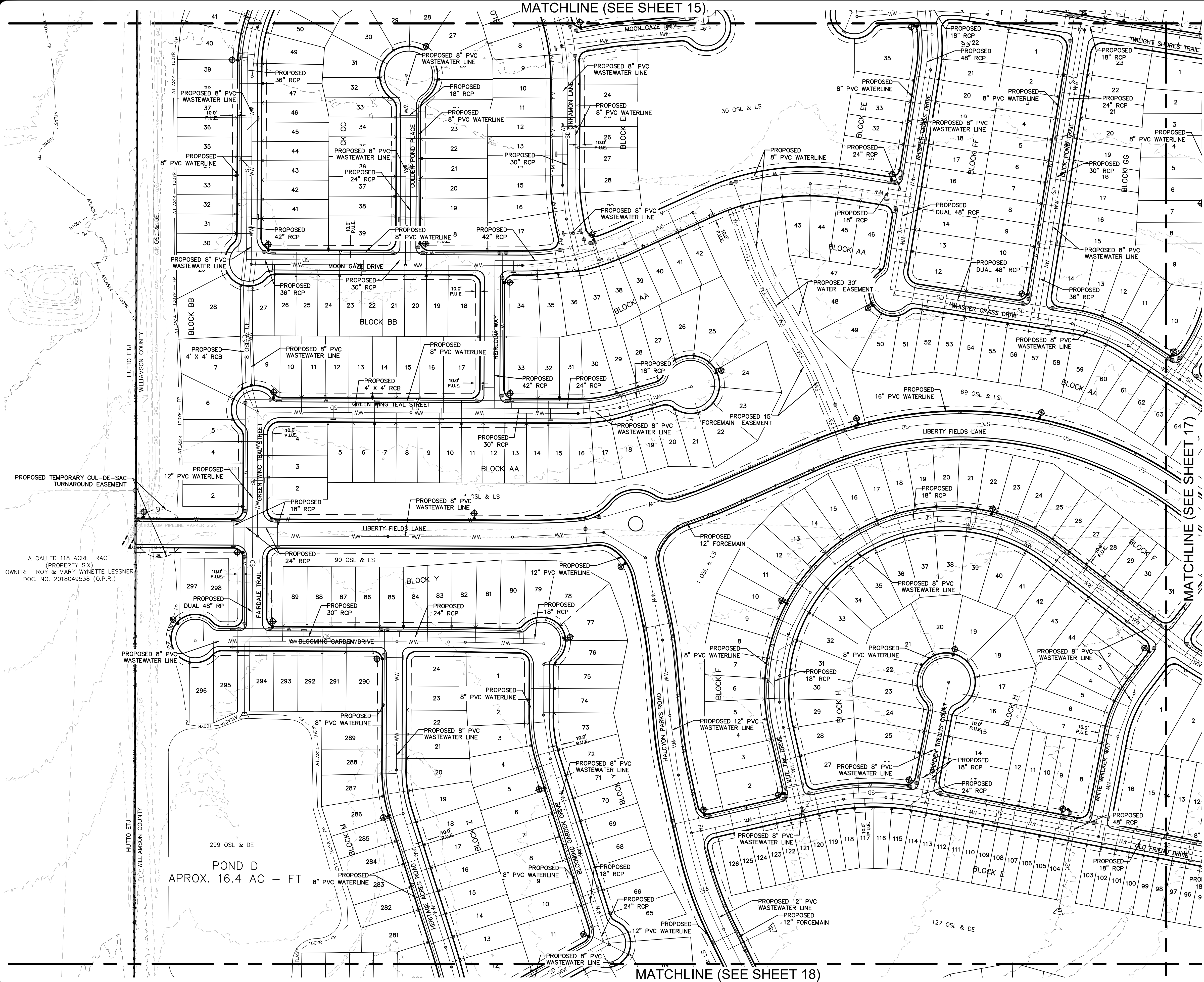
OVERALL UTILITY LAYOUT

CITY NO.	51306-01
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	SYL
CHECKED	TCK
DRAWN	SYL

SHEET 14 OF 23

Date: Nov 08, 2024, 9:11am User ID: Ttrouse
File: H:\Projects\51306\01\212 Preliminary\Civil\UTS\306-01.dwg

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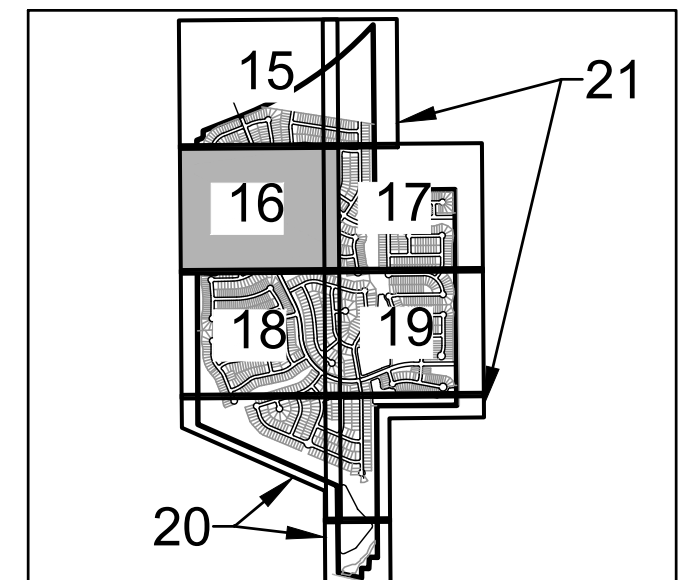


LEGEND

- W WATER LINE
- WW WASTEWATER LINE & MH
- SD STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- FIRE HYDRANT
- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100YR FLOODPLAIN
- NOAA ATLAS-14 FLOODPLAIN
- 550 EXISTING MAJOR CONTOUR

NOTES

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5. ALL PUBLIC WASTEWATER LINES SHALL BE PVC UNLESS NOTED OTHERWISE.
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7. WASTEWATER SERVICE SHALL BE PROVIDED PER THE EXECUTED WHOLESALE AGREEMENT WITH THE CITY OF HUTTO.
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9. STORM DRAIN SIZES INDICATED ARE SUBJECT TO CHANGE WITH FINAL DESIGN.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE



PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-664-8711
TYPE FIRM REGISTRATION #470 / TYPE FIRM REGISTRATION #10028601

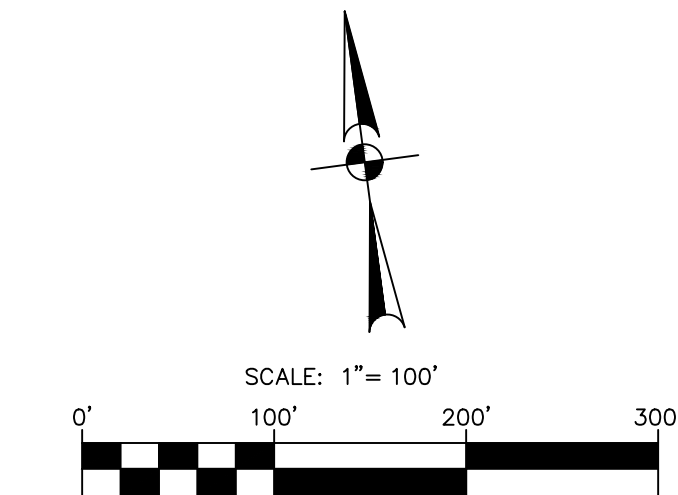
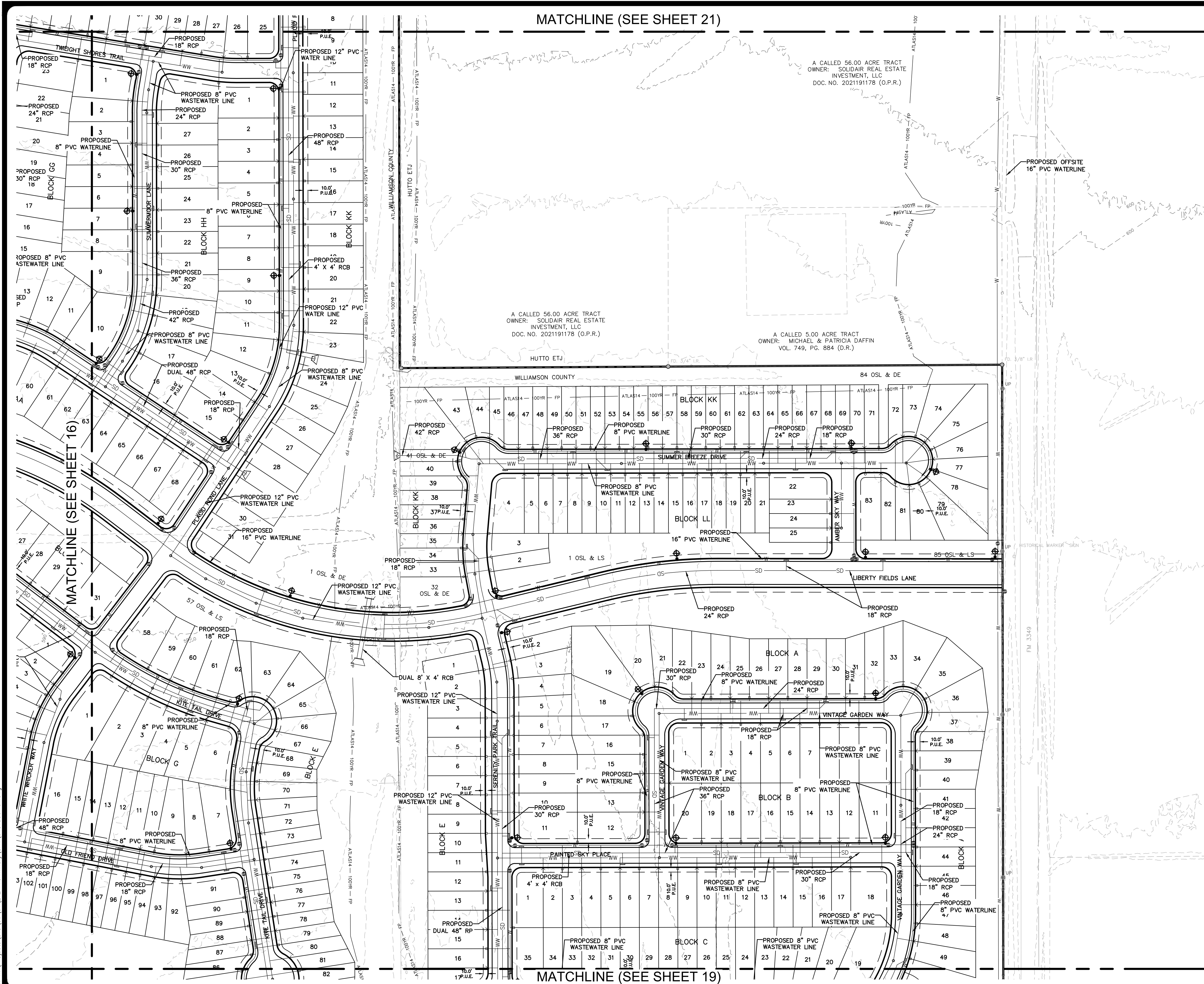
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (2 OF 7)

CITY NO.	---
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	XX
CHECKED	TCK
DRAWN	SYL
SHEET	16 OF 23

Date: Nov 08, 2024, 9:11am User ID: Ttrouse
File: H:\Projects\51306\01\212 Preliminary\Civil\UTS\506-01.dwg

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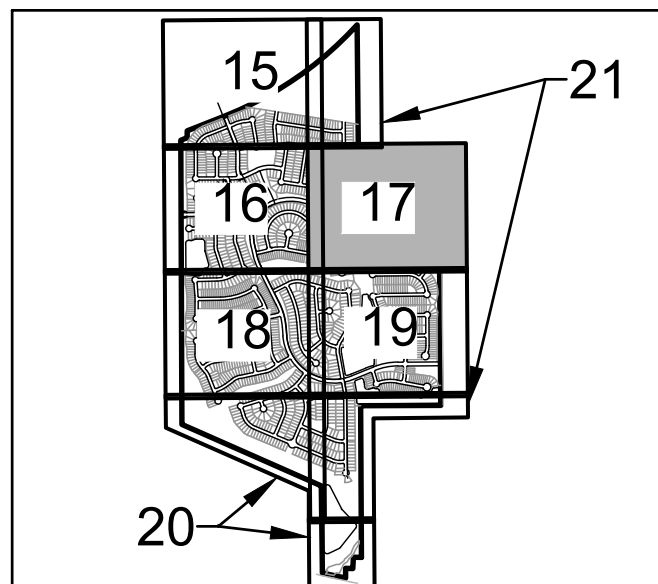


LEGEND

— W —	WATER LINE
— WW —	WASTEWATER LINE & MH
— SD —	STORM DRAIN LINE
— [Symbol] —	CURB INLET
— [Symbol] —	JUNCTION BOX & HEADWALL
— [Symbol] —	SINGLE WATER SERVICE
— [Symbol] —	DOUBLE WATER SERVICE
— [Symbol] —	SINGLE WW SERVICE
— [Symbol] —	DOUBLE WW SERVICE
— [Symbol] —	FIRE HYDRANT
— [Symbol] —	BOUNDARY LINE
— [Symbol] —	PHASE LINE
— [Symbol] —	RIGHT-OF-WAY
— [Symbol] —	ROAD CENTER LINE (CL)
— [Symbol] —	LOT LINE
— [Symbol] —	EASEMENT (ESMT)
— [Symbol] —	OVERHEAD ELECTRIC LINE
— [Symbol] —	STREAM CL
— [Symbol] —	FEMA 100YR FLOODPLAIN
— [Symbol] —	NOAA ATLAS-14 FLOODPLAIN
— [Symbol] —	EXISTING MAJOR CONTOUR

NOTES

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9. STORM DRAIN SIZES INDICATED ARE SUBJECT TO CHANGE WITH FINAL DESIGN.



KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE



**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-664-8671
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

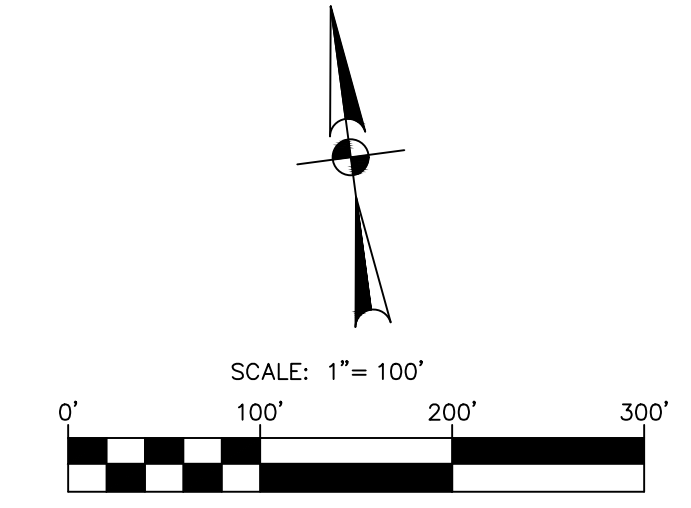
HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (3 OF 7)

CITY NO.	---
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	SYL
CHECKED	TCK
DRAWN	SYL
SHEET	17 OF 23

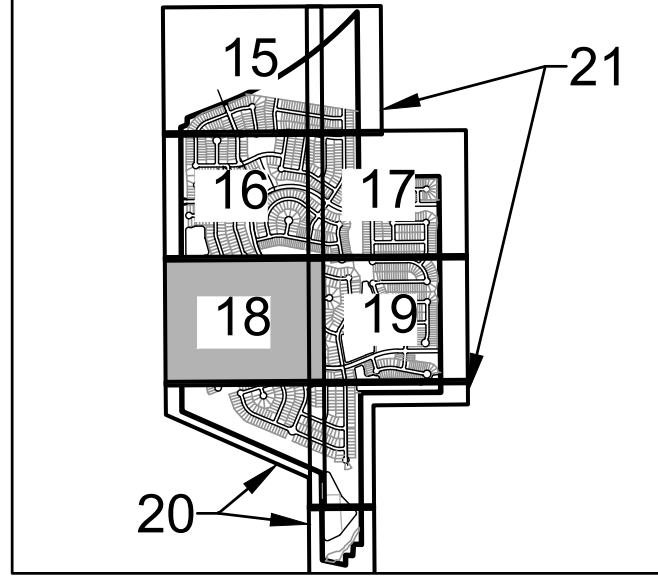
Date: Nov 08, 2024, 9:12am User ID: Tkrouse
File Path: Projects\51306\01\212 Preliminary\Civil\UTS\506-01.dwg

A CALLED 118 ACRE TRACT
(PROPERTY SIX)
VNER: ROY & MARY WYNETTE LESSNER
DOC. NO. 2018049538 (O.P.R.)



- LEGEND**
- W WATER LINE
 - WW WASTEWATER LINE & MH
 - SD STORM DRAIN LINE
 - CI CURB INLET
 - JB JUNCTION BOX & HEADWALL
 - SW SINGLE WATER SERVICE
 - DW DOUBLE WATER SERVICE
 - SS SINGLE WW SERVICE
 - DS DOUBLE WW SERVICE
 - FH FIRE HYDRANT
 - BL BOUNDARY LINE
 - PL PHASE LINE
 - ROW RIGHT-OF-WAY
 - RCL ROAD CENTER LINE (CL)
 - LOT LOT LINE
 - ESM EASEMENT (ESMT)
 - OEL OVERHEAD ELECTRIC LINE
 - SC STREAM CL
 - F100 FEMA 100YR FLOODPLAIN
 - AT14 NOAA ATLAS-14 FLOODPLAIN
 - 550 EXISTING MAJOR CONTOUR

- NOTES**
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KEY MAP
SCALE: 1" = 3000'

NO.	REVISION	DATE



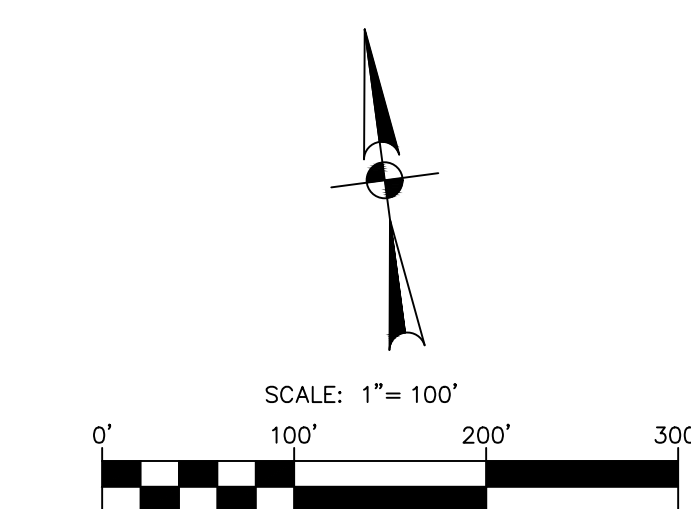
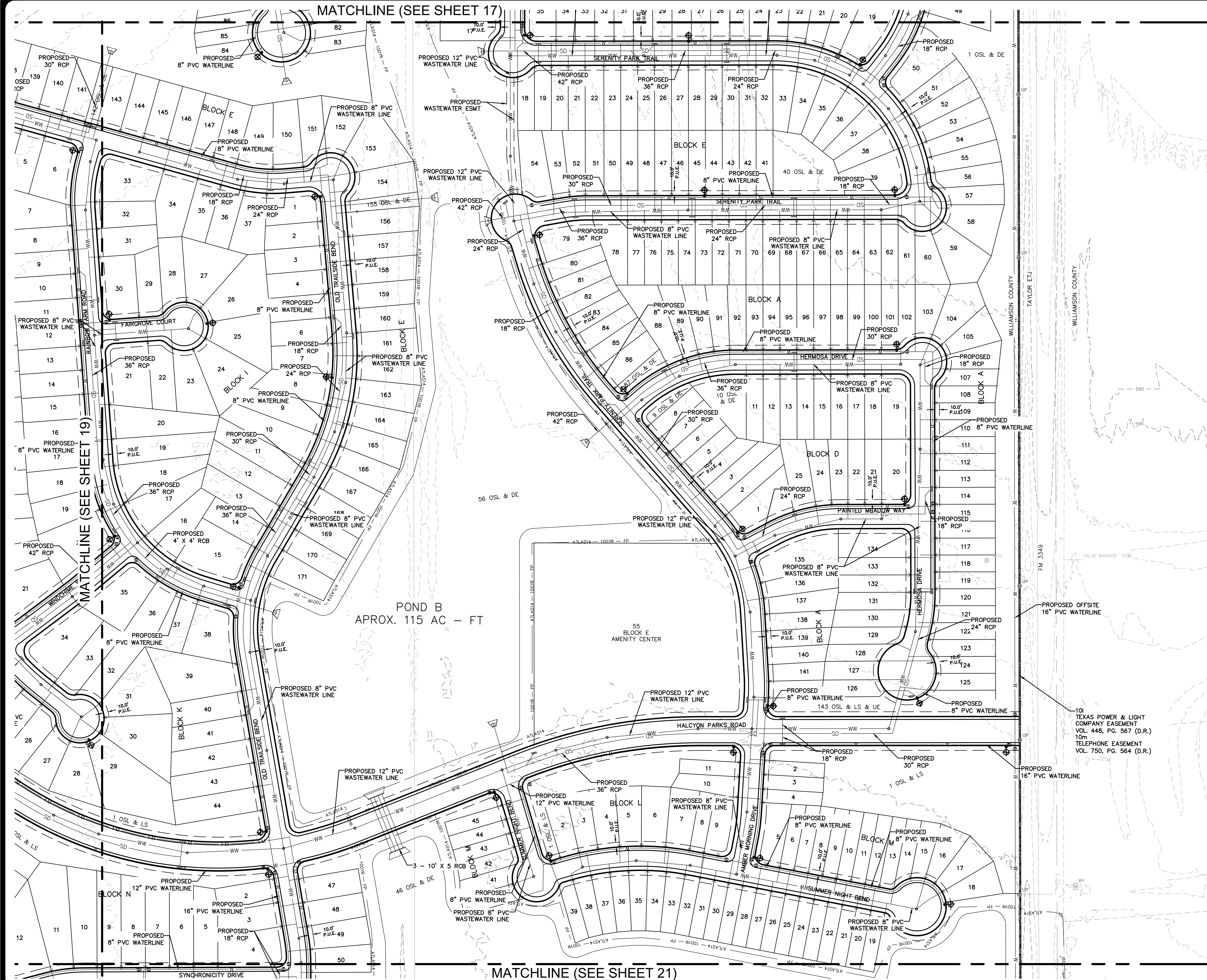
**PAPE-DAWSON
ENGINEERS**
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MO-PAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-664-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS
UTILITY LAYOUT (4 OF 7)

CITY NO.	51306-01
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	SYL
CHECKED	TKC
DRAWN	SYL
SHEET	18 OF 23

Date: Nov 08, 2024, 9:13am User ID: Tkrrouse
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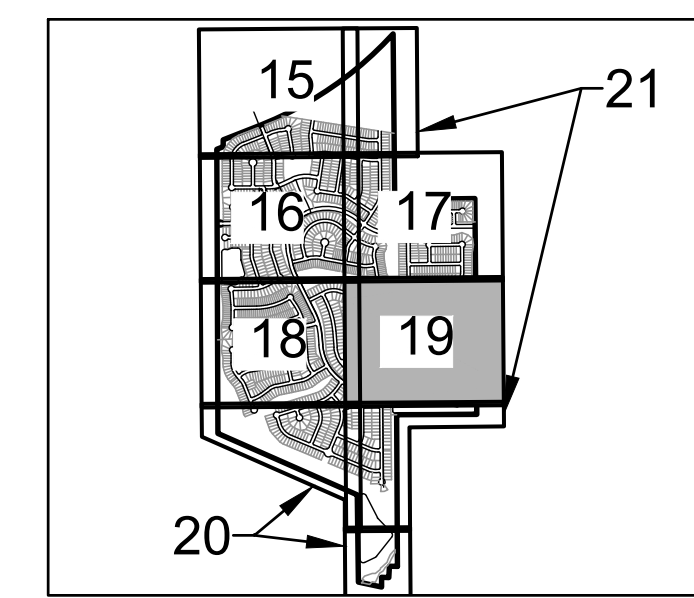


LEGEND

- W WATER LINE
- WW WASTEWATER LINE & MH
- SD STORM DRAIN LINE
- CURB INLET
- JUNCTION BOX & HEADWALL
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WW SERVICE
- DOUBLE WW SERVICE
- FIRE HYDRANT
- BOUNDARY LINE
- PHASE LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- OVERHEAD ELECTRIC LINE
- STREAM CL
- FEMA 100YR FLOODPLAIN
- NOAA ATLAS-14 FLOODPLAIN
- EXISTING MAJOR CONTOUR

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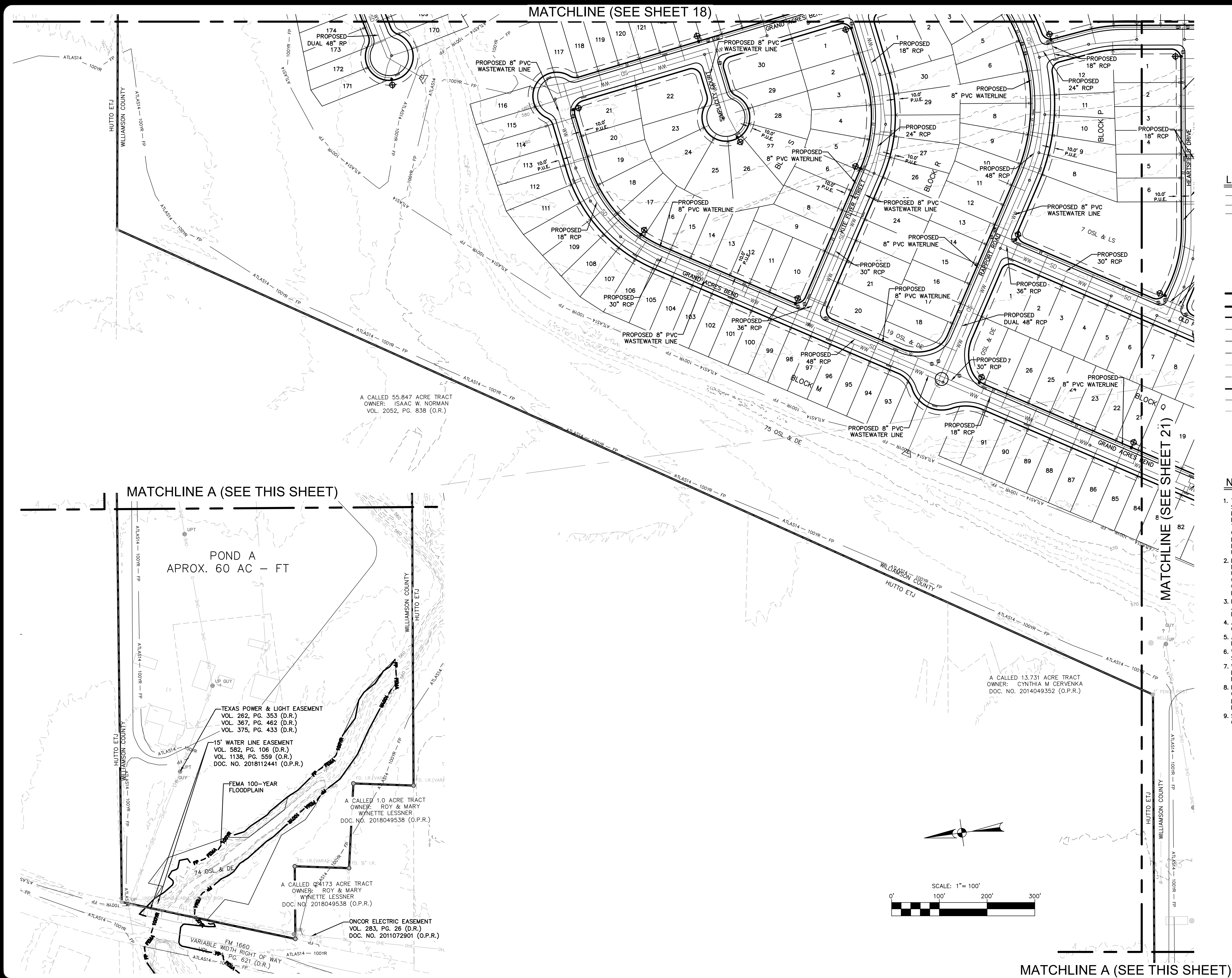
NO.	REVISION	DATE



PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18081 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78758 | 512-664-8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS
UTILITY LAYOUT (5 OF 7)

CITY NO.	51306-01
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	SYL
CHECKED	TCK
DRAWN	SYL
SHEET	19 OF 23

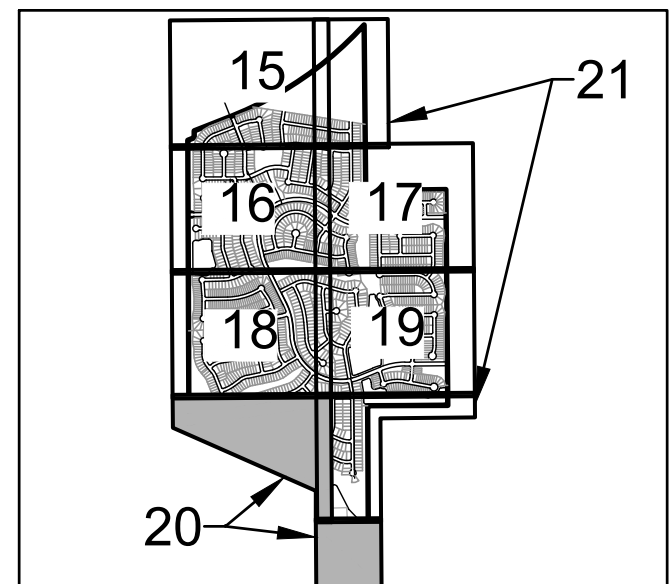


LEGEND

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— C —	CURB INLET
— J —	JUNCTION BOX & HEADWALL
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— F —	FIRE HYDRANT
— B —	BOUNDARY LINE
— P —	PHASE LINE
— R —	RIGHT-OF-WAY
— CL —	ROAD CENTER LINE (CL)
— L —	LOT LINE
— E —	EASEMENT (ESMT)
— O —	OVERHEAD ELECTRIC LINE
— S —	STREAM CL
— F —	FEMA 100YR FLOODPLAIN
— A —	NOAA ATLAS-14 FLOODPLAIN
— 550 —	EXISTING MAJOR CONTOUR

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KEY MAP

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NO.	REVISION	DATE



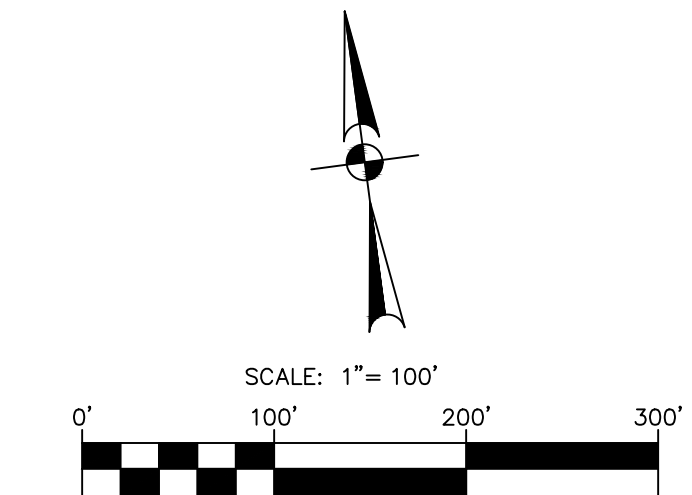
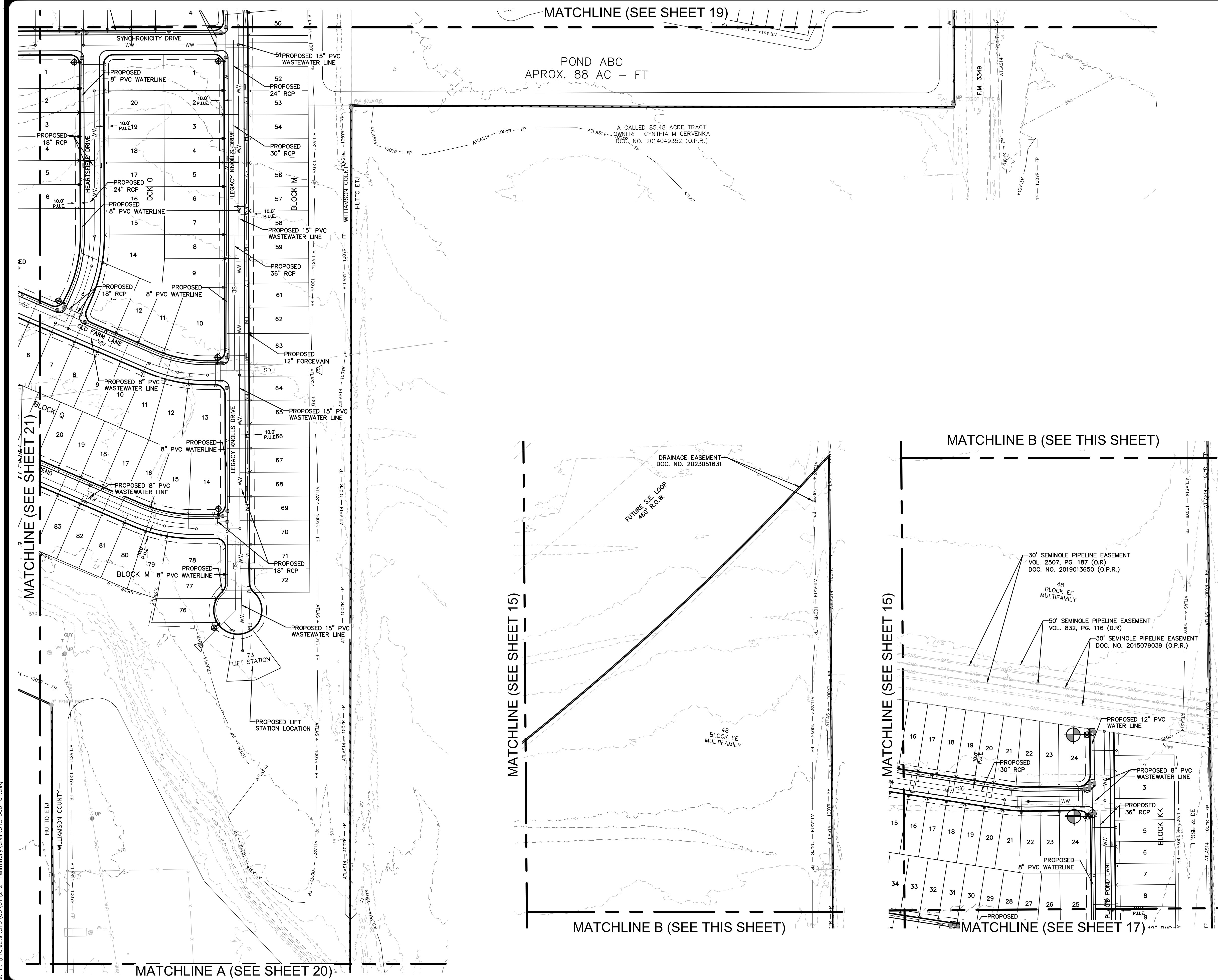
**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1800 N. MOPAC EXPY., SUITE 300 | AUSTIN, TX 78759 | 512.664.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (6 OF 7)

CITY NO.	---
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	XX
CHECKED	TCK
DRAWN	SYL
SHEET	20 OF 23

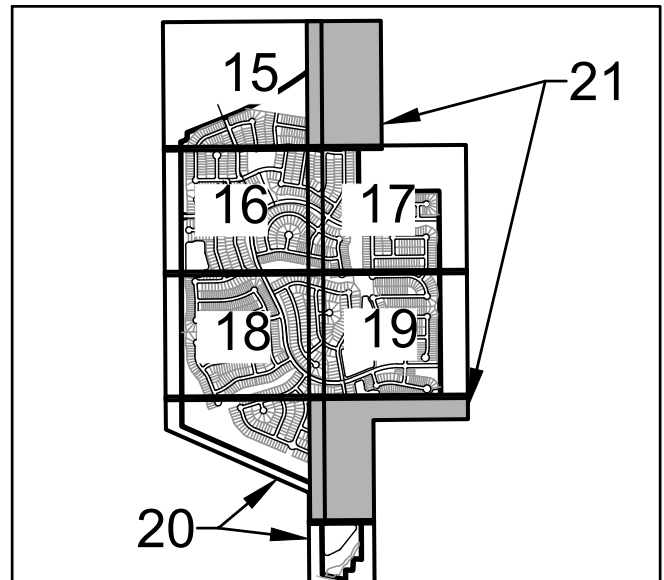


LEGEND

- | | |
|---------|--------------------------|
| — W — | WATER LINE |
| — WW — | WASTEWATER LINE & MH |
| — SD — | STORM DRAIN LINE |
| — C — | CURB INLET |
| — J — | JUNCTION BOX & HEADWALL |
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| — DW — | DOUBLE WW SERVICE |
| — F — | FIRE HYDRANT |
| — B — | BOUNDARY LINE |
| — P — | PHASE LINE |
| — R — | RIGHT-OF-WAY |
| — CL — | ROAD CENTER LINE (CL) |
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| — E — | EASEMENT (ESMT) |
| — O — | OVERHEAD ELECTRIC LINE |
| — S — | STREAM CL |
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KEY MAP

SCALE: 1" = 3000'

NO.	REVISION	DATE



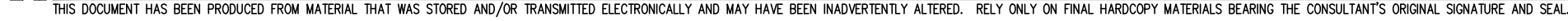
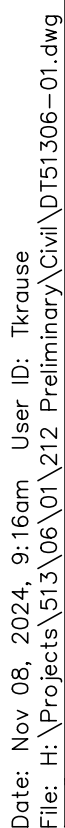
**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY, SUITE 300 | AUSTIN, TX 78759 | 512.464.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

UTILITY LAYOUT (7 OF 7)

CITY NO.	51306-01
JOB NO.	51306-01
DATE	NOVEMBER 2024
DESIGNER	SYL
CHECKED	TCK
DRAWN	SYL
SHEET	21 OF 23



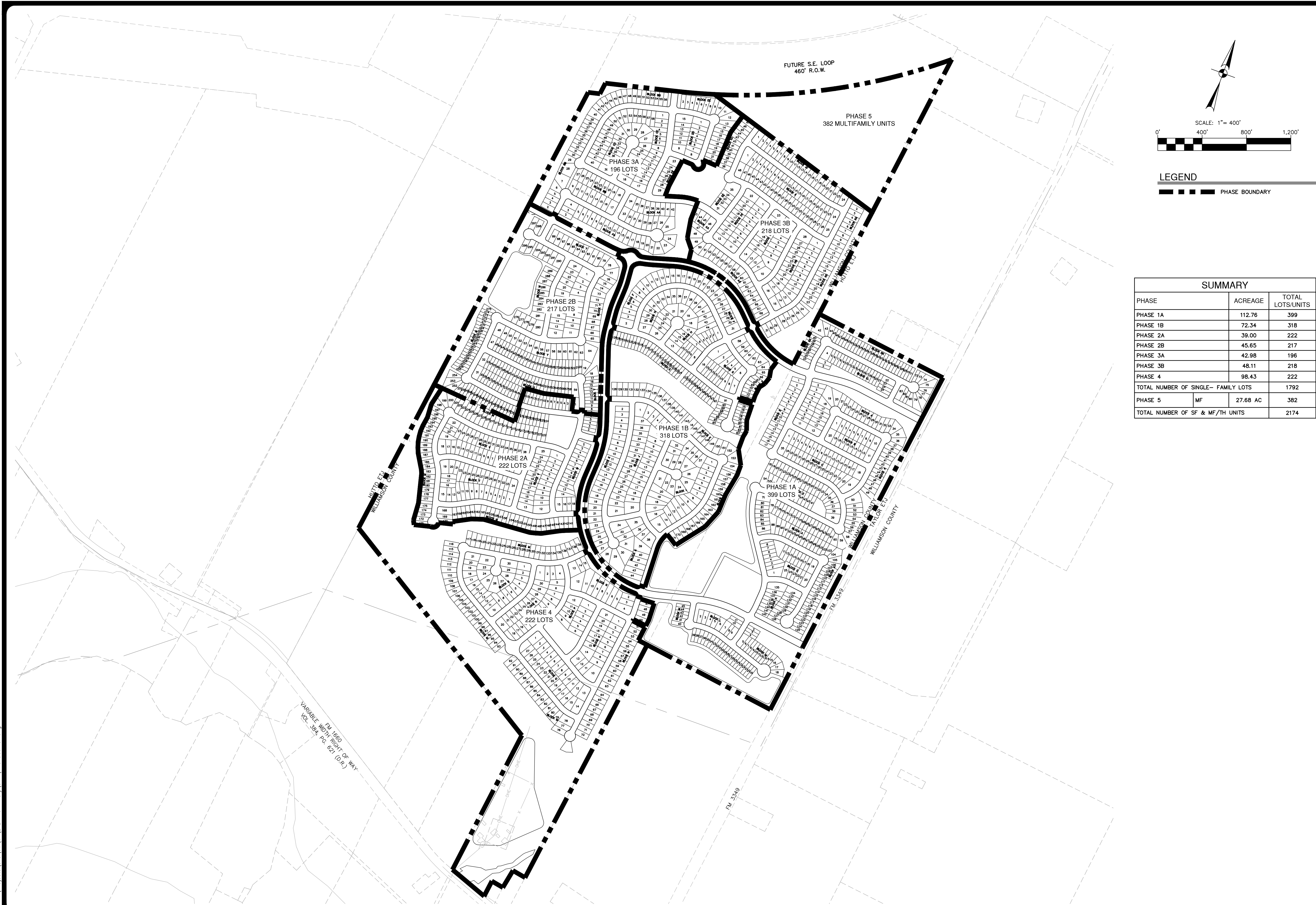
5/16/2024

1. EXISTING CONTOUR INFORMATION SHOWN IS AT 2 FOOT INTERVALS. THE CONTOURS ARE COMPUTER GENERATED USING LIDAR SURFACE DATA FROM NOVEMBER 2021. CONTOURS WERE PROCESSED AND GENERATED USING TRNIS STRATEGIC MAPPING PROGRAM (STRATMAP) 2017 LIDAR FOR CENTRAL TEXAS.
2. THE SUBJECT PROPERTY IS NOT IN THE EDWARDS AQUIFER ZONE, BUT IS LOCATED WITHIN THE FLOOD ZONE "AE", AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. THE SUBJECT PANEL NUMBER IS 48491C0504OF, DATE DECEMBER 20, 2019, MAP NUMBER 48491C0504OF, DATE DECEMBER 20, 2019, MAP NUMBER 48910C700F, AND OTHER PANELS ARE SHOWN FOR THE EDWARDS AQUIFER ZONE, TEXAS AND INCORPORATED AREAS FOR TRAVIS COUNTY, TEXAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSCFEMA.GOV.
3. FOR THE DRAINAGE, INCLUDING DETENTION AND FLOODPLAIN ANALYSIS, WAS STUDIED IN A SEPARATE REPORT BY PAPE-DAWSON ENGINEERS IN MAY OF 2024. FOR DETAILED PRELIMINARY DRAINAGE CALCULATIONS AND FLOODPLAIN ANALYSIS, SEE ATTACHED REPORT "HALCONY - PRELIMINARY DRAINAGE REPORT...".

CITY NO. _____
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER CR
CHECKED TCK DRAWN SYL
SHEET 22 OF 23

Date: Nov 08, 2024, 9:16am User ID: Tkrause
File: H:\Projects\51306\01\212 Preliminary\Civil\PHS1306-01.dwg

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LEGEND
--- PHASE BOUNDARY

SUMMARY			
PHASE	ACREAGE	TOTAL LOTS/UNITS	
PHASE 1A	112.76	399	
PHASE 1B	72.34	318	
PHASE 2A	39.00	222	
PHASE 2B	45.65	217	
PHASE 3A	42.98	196	
PHASE 3B	48.11	218	
PHASE 4	98.43	222	
TOTAL NUMBER OF SINGLE- FAMILY LOTS		1792	
PHASE 5	MF	27.68 AC	382
TOTAL NUMBER OF SF & MF/TH UNITS		2174	

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY, SUITE 3, STE 200 | AUSTIN, TX 78759 | 512.664.8711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028601

HALCYON PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

PHASING PLAN

CITY NO. ---
JOB NO. 51306-01
DATE NOVEMBER 2024
DESIGNER SYL
CHECKED TKR DRAWN SYL
SHEET 23 OF 23