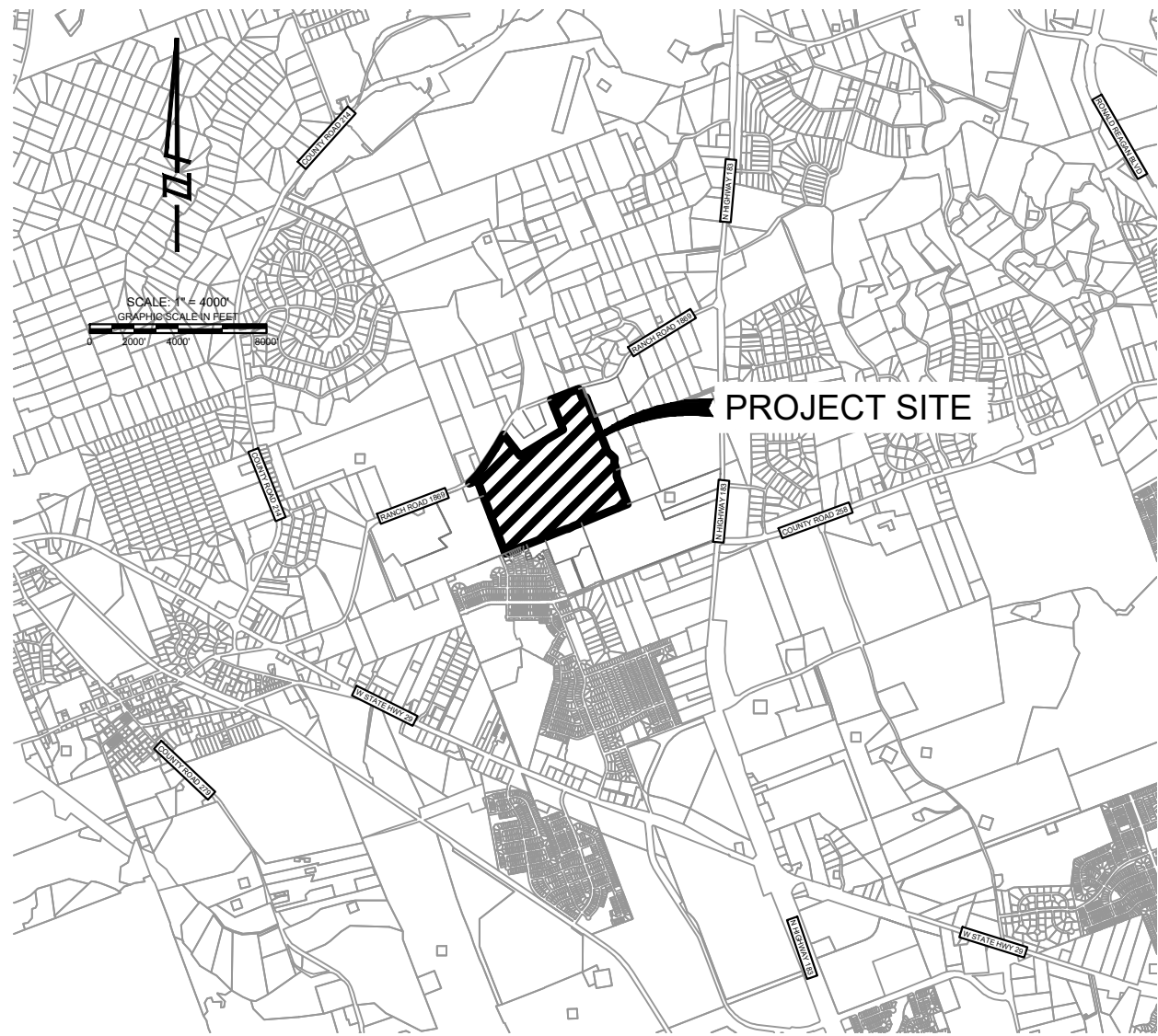




VICINITY MAP

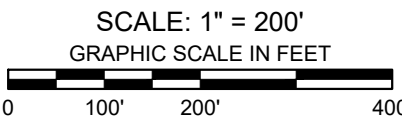
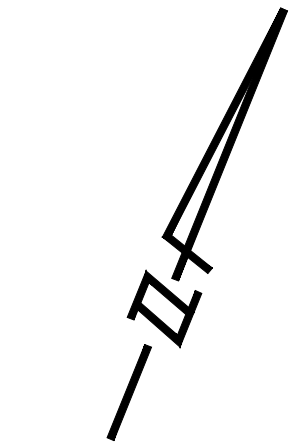
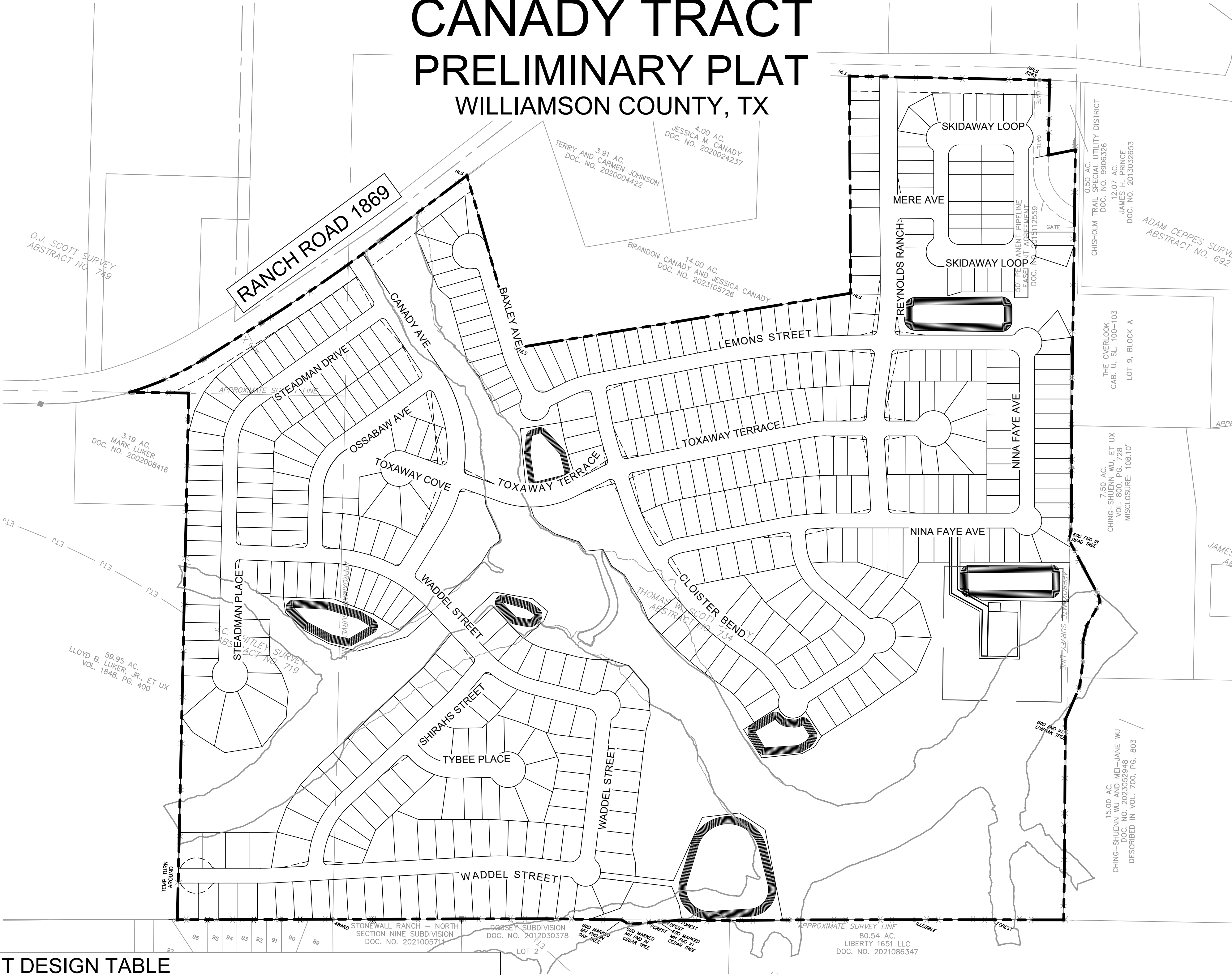
Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	EXISTING DRAINAGE AREA MAP
5	PROPOSED DRAINAGE AREA MAP
6	PROPOSED UTILITIES (SHEET 1 OF 2)
7	PROPOSED UTILITIES (SHEET 2 OF 2)
8	PRELIMINARY TABLES

STREET DESIGN TABLE									
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY	DRANIAGE TYPE	SIDEWALK
CANADY AVE	MINOR COLLECTOR	35 MPH	1214	60'	40' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
REYNOLDS RANCH	MINOR COLLECTOR	35 MPH	1498	60'	40' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
NINA FAYE AVE	LOCAL	25 MPH	1886	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
TOXAWAY TERRACE	LOCAL	25 MPH	1662	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
TOXAWAY COVE	LOCAL	25 MPH	184	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
WADDEL STREET	LOCAL	25 MPH	3370	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
CLOISTER BEND	LOCAL	25 MPH	2174	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
MERE AVE	LOCAL	25 MPH	176	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
SKIDAWAY LOOP	LOCAL	25 MPH	1310	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
STEADMAN DRIVE	LOCAL	25 MPH	1086	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
STEADMAN PLACE	LOCAL	25 MPH	430	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
OSSABAW AVE	LOCAL	25 MPH	791	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
TYBEE PLACE	LOCAL	25 MPH	376	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
BAXLEY AVE	LOCAL	25 MPH	563	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
LEMONS STREET	LOCAL	25 MPH	1686	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
SHIRAH'S STREET	LOCAL	25 MPH	946	50'	33' F-F	URBAN	WILCO MUD 61	CURB & GUTTER	4' BOTH SIDES
			19728						

CANADY TRACT

PRELIMINARY PLAT

WILLIAMSON COUNTY, TX



LEGEND	
	PROPERTY BOUNDARY
	ATLAS 14 - 100-YR PROPOSED FLOODPLAIN PER GEI STUDY, JANUARY 2024
	ETJ
	LIBERTY HILL ETJ

OWNER:
SAPELO LIBERTY HILL, LP
CONTACT: JUSTIN REYNOLDS
EMAIL: JUSTIN.REYNOLDS@SAPELOGROUP.COM
PHONE: (512) 470-9297
1608 W 5TH STREET
SUITE 240
AUSTIN, TX 78703

ENGINEER:
CHELSEA OSBOURN, PE
GRAY ENGINEERING INC.
8834 N. CAPITAL OF TEXAS HWY.
SUITE 140
AUSTIN, TX 78759
PHONE: (512) 452-0371
FAX: (512) 454-9933

SURVEYOR:
G&R SURVEYING, LLC
CONTACT: RUSS STAPLETON.
EMAIL: DRSTAPLETON@GRSURVEYING.COM
PHONE: (512) 844-4504
1805 OUDA DRIVE
AUSTIN, TEXAS 78728

TOTAL NUMBER OF LOTS:
NO. OF BLOCKS: 12
NO. OF 45' LOTS: 186
NO. OF 50' LOTS: 105
NO. OF 60' LOTS: 131
NO. OF 70' LOTS: 34
NO. OF SINGLE FAMILY LOTS: 456
NO. NON RESIDENTIAL LOTS: 21

TOTAL LINEAR FOOTAGE OF STREETS: 19728 LF

TOTAL ACREAGE: 156.531AC

ORIGINAL SUBMITTAL DATE: FEBRUARY 14TH, 2025

NOTES:

- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE MUD.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- NO LOTS SMALLER THAN 50' IN WIDTH SHALL BE FURTHER SUBDIVIDED. INCLUDED THE FOLLOWING LOTS: BLOCK A, LOTS: 1-15, BLOCK B, LOTS: 1-23, BLOCK C, LOTS: 1-37, BLOCK D, LOTS 1-14, 16 AND 17, 18-25, BLOCK E, LOTS: 1-14, BLOCK F, LOTS: 1-15, BLOCK I, LOTS: 1-13, 20-36, BLOCK J, LOTS: 11-13, BLOCK K, LOTS: 2-14, 38-50.
- THE FRONT BUILDING SETBACK LINE ON ALL PUBLIC ROADS SHALL BE 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY, 10 FEET FROM THE BACK OF LOT LINE AND 5 FEET FROM THE SIDES OF LOT LINES. CORNER LOTS WILL BE 15 FT ON THE RIGHT-OF-WAY SIDE INSTEAD OF 5 FEET. THE BUILDING SETBACK LINE ON MAJOR HIGHWAYS AND ROADS SHALL BE 50 FEET FROM THE EDGE OF THE RIGHT-OF-WAY. (WCSCR F1.2)
- UTILITY PROVIDERS WILL BE:
ELECTRICAL: ONCOR
TELECOM: TIME WARNER CABLE / AT&T
WATER: GEORGETOWN UTILITY SYSTEM
WASTEWATER: WILLIAMSON COUNTY MUD NO. 61.
- NO PORTION OF THIS SUBDIVISION IS ENCRACHED 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 MAP, COMMUNITY PANEL NO. 48491C0245F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS
- 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 PATTERS.
- A FINAL PLAT WILL NOT BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT FOR ANY PORTION OF THIS PRELIMINARY PLAT (A "PHASE") UNTIL THE OWNER HAS OBTAINED AND PROVIDED TO THE COUNTY EVIDENCE THAT IT HAS OBTAINED APPROPRIATE PERMIT FROM THE TCEQ TO DISPOSE OF WASTEWATER FOR THE BUILD-OUT OF THE PHASE AND PLANS AND SPECIFICATIONS FOR THE PROPOSED WASTEWATER COLLECTION AND TREATMENT FACILITIES FOR THE PHASE SHALL BE APPROVED BY ALL ENTITIES HAVING JURISDICTION OVER THE PROPOSED PROJECT.

8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512) 452-0371
FAX: (512) 454-9933
TBPELS FRM #2946

GRAY
ENGINEERING

NO.	BY	DATE	REVISION DESCRIPTION

COVER SHEET

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800

DESIGNED BY: CLO

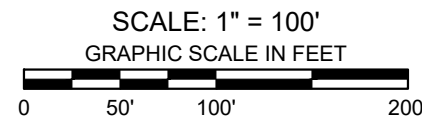
DRAWN BY: TM

CHECKED BY: CR

NOTICE:
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TEXAS ENGINEERING
PRACTICE ACT.



H:\PROJECTS\742 - SHELLO LIBERTY HILL LPT1600 CANADY TRACT (L-1600-CAD)\SHEETS\1600-C-PRE-PLAT.DWG DATE: 8/10/2025 9:55:55 AM BY: TSHOOK



LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK
	ATLAS 14 - 100-YR PROPOSED FLOODPLAIN PER GEI STUDY, JANUARY 2024
	PROPOSED MAILBOX KIOSK
	PROPOSED SIDEWALK
	ETJ
	LIBERTY HILL ETJ

NO.	BY	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT
(SHEET 1 OF 2)

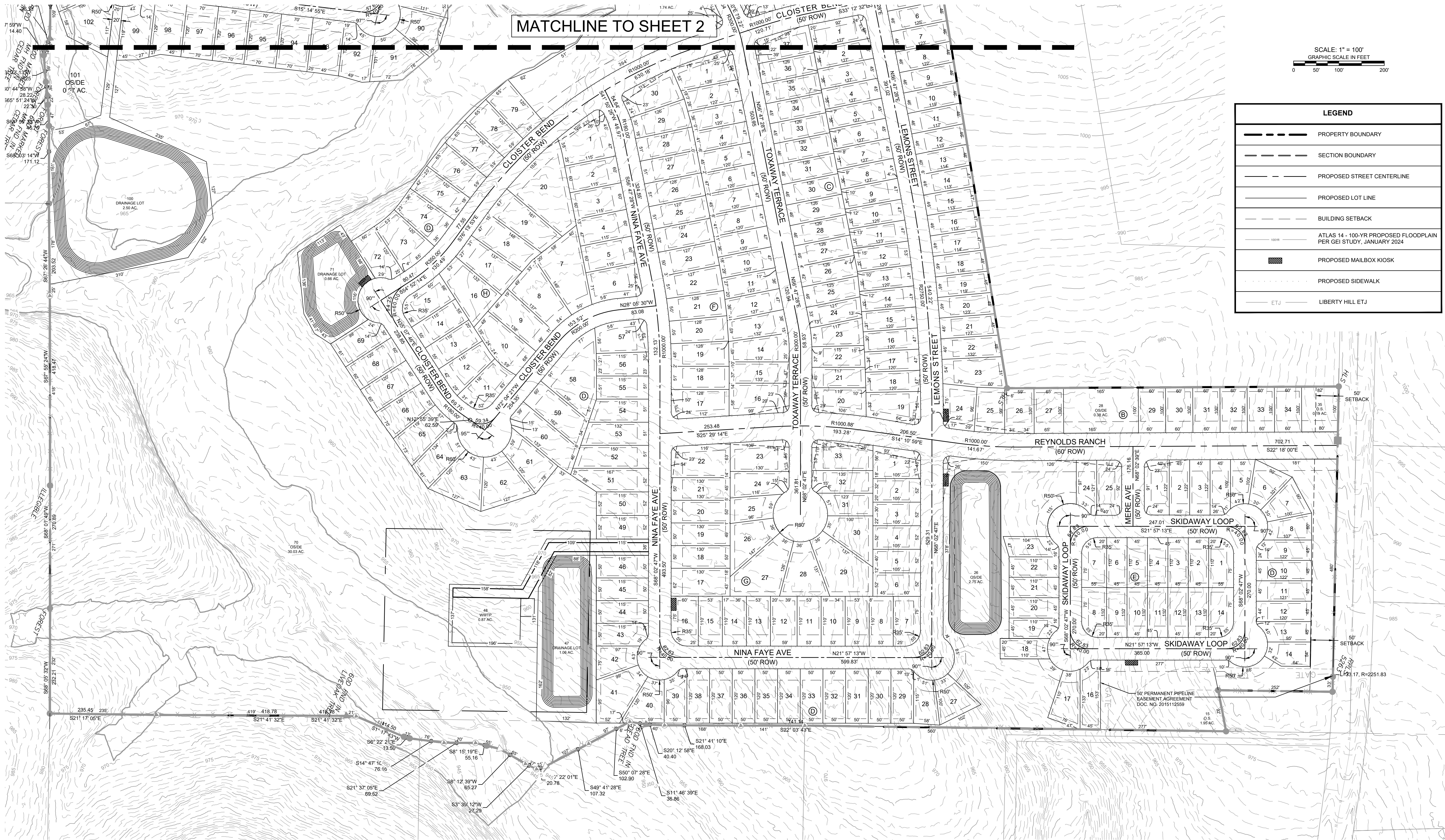
CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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N:\PROJECTS\742 - SHELBO LIBERTY HILL LP11600 CANADY TRACT (L-1583-CAD)\SHEETS\11600-C-PRE-PLAT.DWG DATE: 8/12/2025 9:57:19 AM BY: TSKOOK



NO.	BY	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT
(SHEET 2 OF 2)

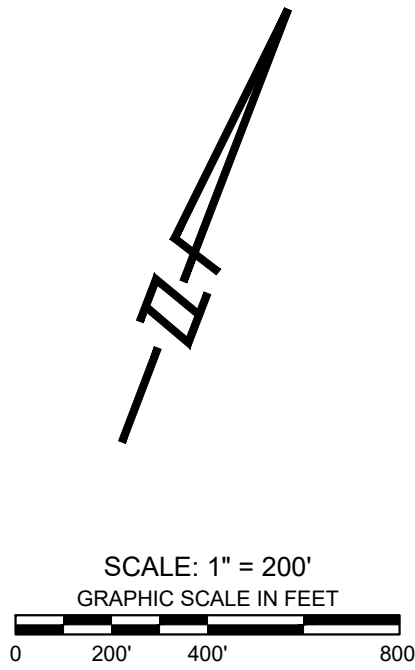
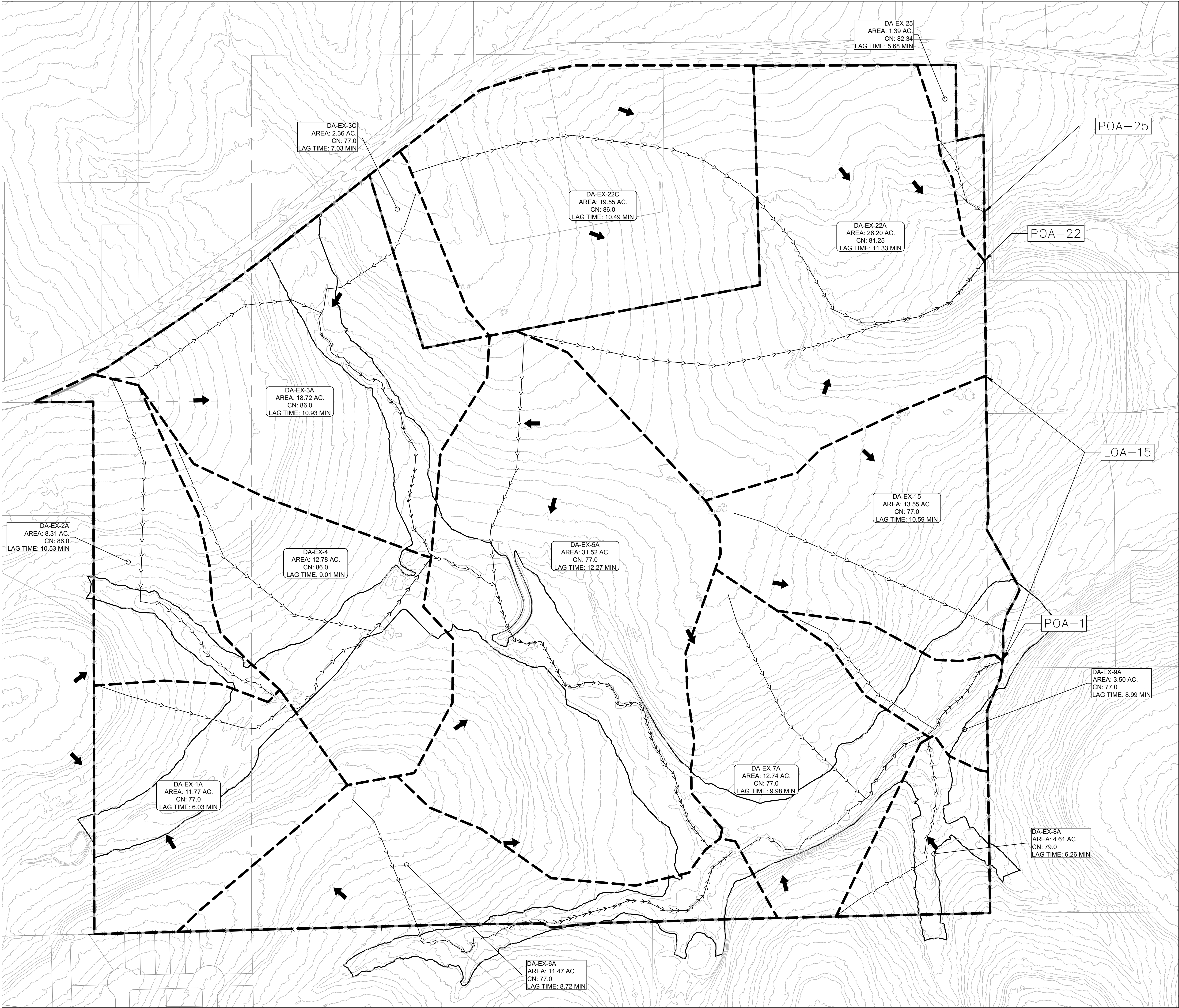
CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
DESIGNED BY: CLO
DRAWN BY: TM
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H:\PROJECTS\742 - SAGELO LIBERTY HILL LP11600 CANADY TRACT (L-15843)\CAD\SHEETS\1600-CC-PREL-HYDRO.DWG DATE: 7/3/2025 3:18:28 PM BY: LCARTER



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	DRAINAGE BASIN
	FLOW DIRECTION
	ATLAS 14 100-YR EXISTING FLOODPLAIN OPPOSUM CREEK PER STUDY BY GRAY ENGINEERING, INC., DECEMBER 2024
	LAG TIME FLOW PATH
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR

NO.	BY	DATE	REVISION DESCRIPTION

EXISTING
HYDROLOGY
MAP

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

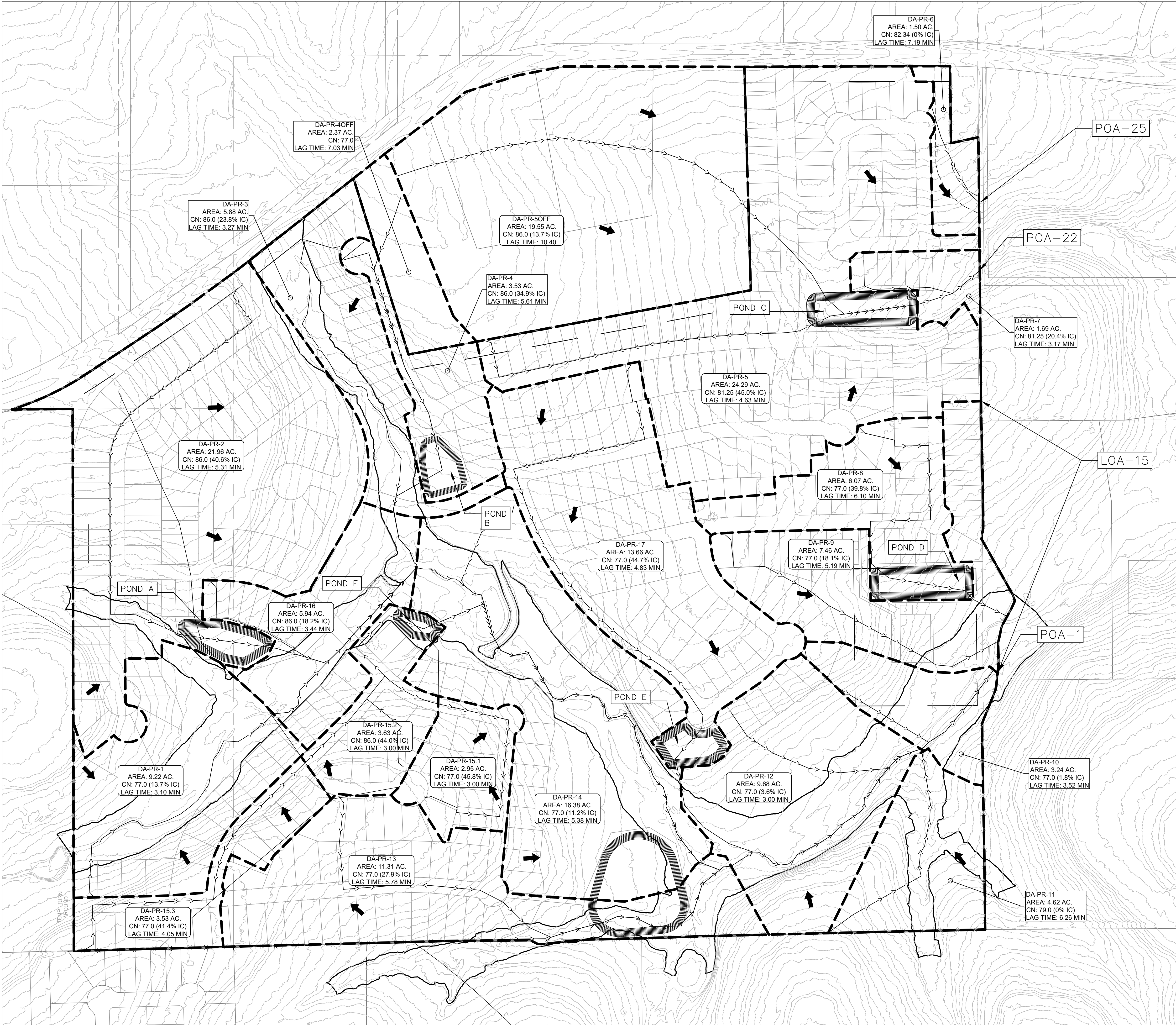
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TBPELS FRM #2946

GRAY
ENGINEERING

H:\PROJECTS\742 - SAPILO LIBERTY HILL LP11600 CANADY TRACT (L-15843)\CAD\DWG\1600-C-PREL-HYDR-P.DWG DATE: 7/3/2025 3:18:11 PM BY: LCARTER



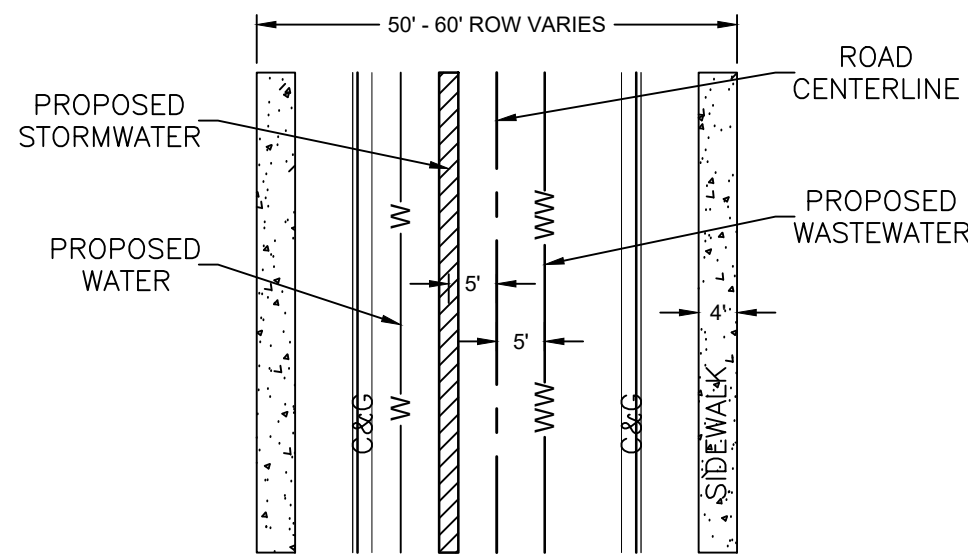
PROPOSED
HYDROLOGY
MAP

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

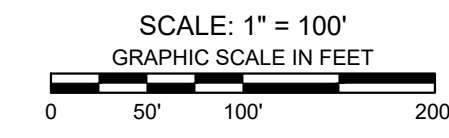
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PRACTICE ACT.





TYPICAL UTILITY ASSIGNMENT
DETAIL N.T.S.



LEGEND	
	PROPERTY BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	PROPOSED WATERLINE
	PROPOSED WASTEWATER LINE
	PROPOSED MANHOLE
	ATLAS 14 - 100-YR PROPOSED FLOODPLAIN PER GEI STUDY, JANUARY 2024
	WILLIAMSON COUNTY ETJ



MATCHLINE TO SHEET 7

NO.	BY	DATE	REVISION DESCRIPTION

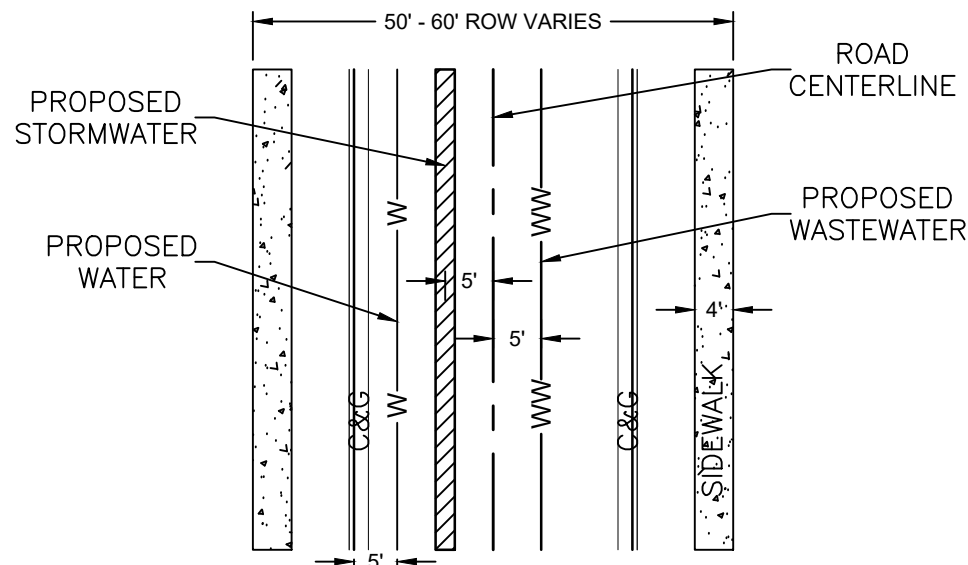
PROPOSED UTILITIES
(SHEET 1 OF 2)

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
DESIGNED BY: CLO
DRAWN BY: TM
CHECKED BY: CR

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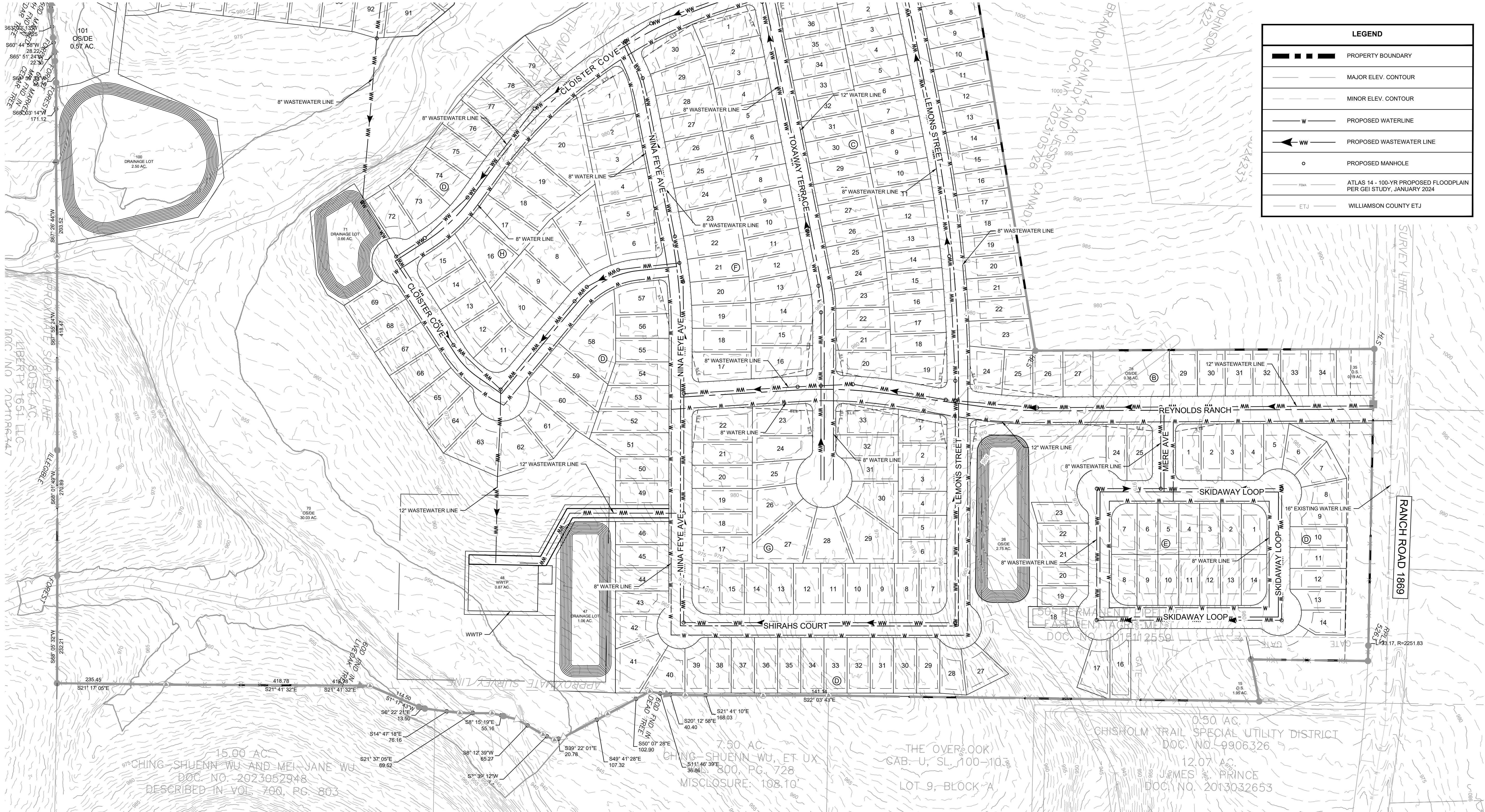




TYPICAL UTILITY ASSIGNMENT
DETAIL N.T.S.

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
0 50' 100' 200'

LEGEND	
	PROPERTY BOUNDARY
	MAJOR ELEV. CONTOUR
	MINOR ELEV. CONTOUR
	PROPOSED WATERLINE
	PROPOSED WASTEWATER LINE
	PROPOSED MANHOLE
	ATLAS 14 - 100-YR PROPOSED FLOODPLAIN PER GEI STUDY, JANUARY 2024
	WILLIAMSON COUNTY ETJ



PROPOSED UTILITIES
(SHEET 2 OF 2)

CANADY TRACT
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11800
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N57°03'25"E	92.20'
L2	S22°03'43"E	141.14'
L3	S21°41'10"E	168.03'
L4	S20°12'58"E	40.40'
L5	S11°46'39"E	36.86'
L6	S50°07'28"E	102.90'
L7	S49°41'28"E	107.32'
L8	S39°22'01"E	20.78'
L9	S03°39'12"W	27.29'
L10	S08°12'39"W	65.27'
L11	S08°15'19"E	29.93'
L12	S08°15'19"E	25.23'
L13	S21°37'05"E	69.52'
L14	S14°47'18"E	76.16'
L15	S06°22'21"E	13.50'
L16	S01°17'43"W	114.50'
L17	S20°07'34"E	21.28'
L18	S64°59'39"W	46.76'
L19	S65°51'24"W	22.30'
L20	S60°44'58"W	28.22'
L21	S63°32'13"W	59.25'
L22	S71°37'59"W	14.40'
L23	N83°11'04"W	25.71'

[illegible]