REVISIONS

No.	DESCRIPTION	REVISE (R) DELETE (D) ADD (A)	TOTAL SHEETS IN PLAN	NET CHANGE IMPERV. COVER	SITE IMPERV. COVER	% IMP. COVER	APPROVAL DATE

DATE OF SUBMITTAL: 11/27/2024

LEGAL DESCRIPTION:
AN 129.1 ACRE TRACT OUT OF 244.98 ACRES OUT OF THE A.A LEWIS SURVEY, A-384 IN WILLIAMSON COUNTY, TEXAS

OWNER:
CR 315 LP
3939 BEE CAVE RD
BLDG. C-100
AUSTIN, TX 78746

CIELO GARDENS LP
3939 BEE CAVE RD
BLDG. C-100
AUSTIN, TX 78746

DEVELOPER:
SONWEST CO.
3939 BEE CAVE ROAD
BLDG. C-100
AUSTIN, TEXAS 78746

ENGINEER:
SCOTT J. FOSTER, P.E.
360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
512-354-4682

NOTE:
1. THIS SUBDIVISION IS SUBJECT TO THE WILLIAMSON COUNTY'S SUBDIVISION REGULATIONS ADOPTED DECEMBER 7, 2021.

PRELIMINARY PLAT FOR

YELLOWSTONE SUBDIVISION PHASE 1

VICINITY MAP
SCALE 1": 2,500'

IN JARRELL, TEXAS WILLIAMSON COUNTY NOVEMBER 2024

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET AND LOCATION MAP
02	OVERALL PRELIMINARY PLAT
03	PRELIMINARY PLAT (SHEET 1 OF 7)
04	PRELIMINARY PLAT (SHEET 2 OF 7)
05	PRELIMINARY PLAT (SHEET 3 OF 7)
06	PRELIMINARY PLAT (SHEET 4 OF 7)
07	PRELIMINARY PLAT (SHEET 5 OF 7)
08	PRELIMINARY PLAT (SHEET 6 OF 7)
09	PRELIMINARY PLAT (SHEET 7 OF 7)
10	PRELIMINARY PLAT CURVE AND LINE TABLES
11	OVERALL EXISTING DRAINAGE AREA MAP
12	OVERALL PROPOSED DRAINAGE AREA MAP
13	CHANNEL HEC-RAS SCHEMATIC
14	OVERALL UTILITY LAYOUT
15	UTILITY LAYOUT (SHEET 1 OF 7)
16	UTILITY LAYOUT (SHEET 2 OF 7)
17	UTILITY LAYOUT (SHEET 3 OF 7)
18	UTILITY LAYOUT (SHEET 4 OF 7)
19	UTILITY LAYOUT (SHEET 5 OF 7)
20	UTILITY LAYOUT (SHEET 6 OF 7)
21	UTILITY LAYOUT (SHEET 7 OF 7)

ENGINEER:

360 PROFESSIONAL SERVICES, INC.

TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682
CONTACT: SCOTT J. FOSTER, P.E.

SURVEYOR:

LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
PHONE (512) 443-1174
CONTACT: TIMOTHY A. LENZ, RPLS

ENGINEER'S CERTIFICATION:

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
9/25/2025

LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 84652
360 PROFESSIONAL SERVICES, INC.
P.O. BOX 3639
CEDAR PARK, TEXAS 78630

SHEET
01

PLOT DATE: 9/25/2025 3:37pm SCOTTJD BY: tesli
FILE: C:\Users\tesli\Documents\LWA\Sonwest Development\Yellowstone Phase 1\Civil\Graphics\Preliminary Plat Cover Sheet.dwg LAYOUT: COVER SHEET
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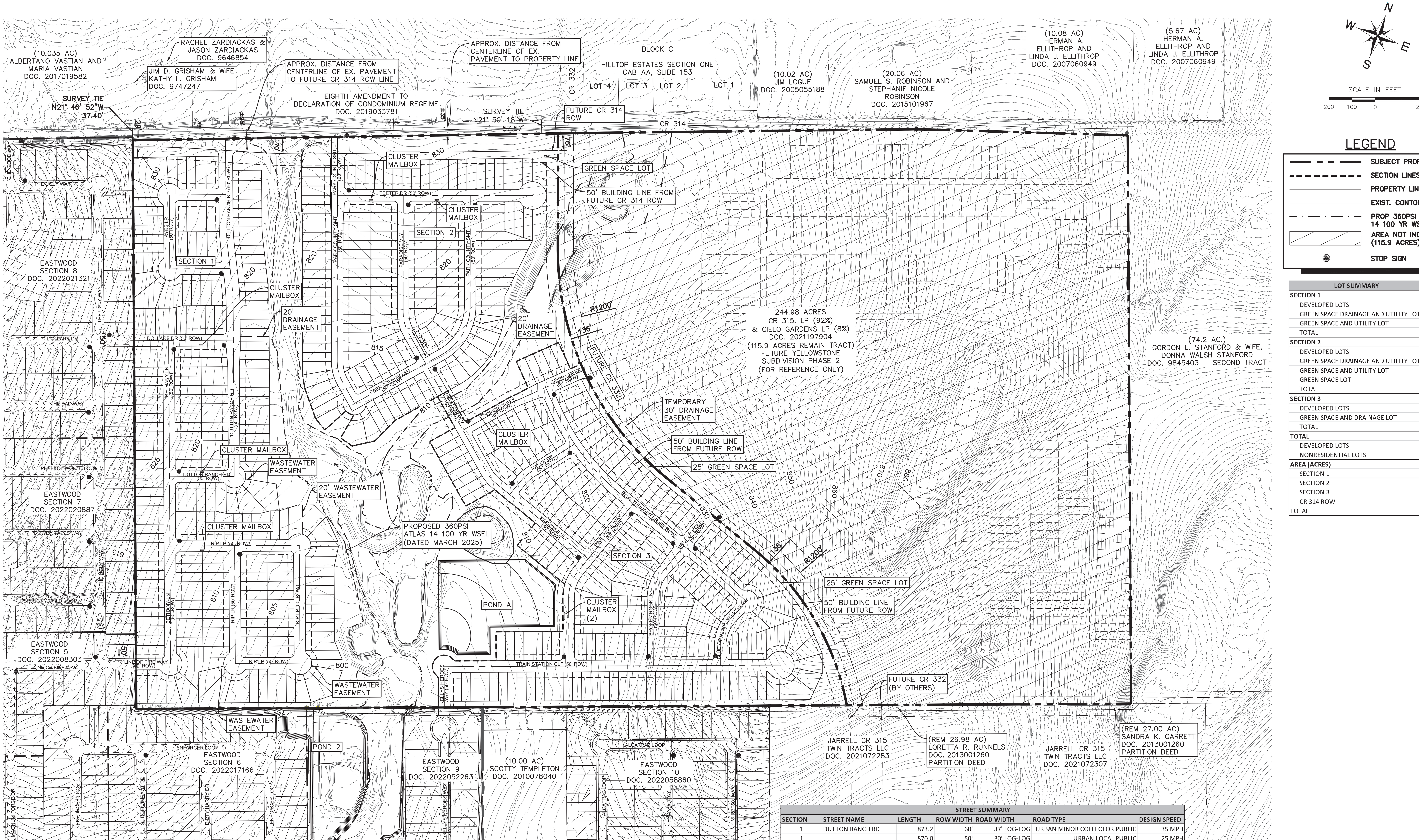

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL
- AREA NOT INCLUDED (115.9 ACRES)
- STOP SIGN

LOT SUMMARY	
SECTION 1	
DEVELOPED LOTS	227
GREEN SPACE DRAINAGE AND UTILITY LOT	2
GREEN SPACE AND UTILITY LOT	1
TOTAL	230
SECTION 2	
DEVELOPED LOTS	145
GREEN SPACE DRAINAGE AND UTILITY LOT	1
GREEN SPACE AND UTILITY LOT	1
GREEN SPACE LOT	1
TOTAL	148
SECTION 3	
DEVELOPED LOTS	181
GREEN SPACE AND DRAINAGE LOT	2
TOTAL	183
TOTAL	
DEVELOPED LOTS	553
NONRESIDENTIAL LOTS	6
AREA (ACRES)	
SECTION 1	64.0
SECTION 2	28.2
SECTION 3	34.2
CR 314 ROW	2.7
TOTAL	129.1

STREET SUMMARY

SECTION	STREET NAME	LENGTH	ROW WIDTH	ROAD WIDTH	ROAD TYPE	DESIGN SPEED
1	DUTTON RANCH RD	873.2	60'	37' LOG-LOG	URBAN MINOR COLLECTOR PUBLIC	35 MPH
1		870.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
1	HAYES LOOP	826.3	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
1	BETHANY LANE	1400.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
1	RIP LOOP	1860.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
1	DOLLARS DR	445.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
1	LINE OF FIRE WAY	165.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
2	PARK COUNTY SMT	252.5	60'	37' LOG-LOG	URBAN MINOR COLLECTOR PUBLIC	35 MPH
2		2085.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
2	TEETER DRIVE	844.1	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
2	PARADISE VALLEY	901.6	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	KELLYS HEROES WAY	176.0	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	PARADISE VALLEY	968.3	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	TRAIN STATION CLIFF	1455.4	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	BROKEN ROCK LANE	180.0	60'	37' LOG-LOG	URBAN MINOR COLLECTOR PUBLIC	35 MPH
3		561.8	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	BLUE THUNDER DRIVE	1601.8	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	CRISP CREEK	180.5	60'	37' LOG-LOG	URBAN MINOR COLLECTOR PUBLIC	35 MPH
3		402.6	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	KAYCE DIVIDE	359.4	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH
3	PINE RIDGE WAY	795.5	50'	30' LOG-LOG	URBAN LOCAL PUBLIC	25 MPH

NOTES:

1. ALL LOTS SHALL HAVE A 25' BUILDING SETBACK FROM THE FRONT RIGHT–OF–WAY LINE. CR 314 TO HAVE A 50' BUILDING SETBACK FROM THE CR 314 RIGHT–OF–WAY.
2. WATER AND WASTEWATER SERVICE PROVIDED BY COOL WATER MUD.
3. ALL PROPOSED ROADS TO BE URBAN AND PUBLIC.
4. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FIRM PANEL NO 48491C0150F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
5. NO PORTION OF THE SITE IS LOCATED WITHIN JARRELL ETJ.
6. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
7. INDIVIDUAL SINGLE FAMILY RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314 OR THE FUTURE NORTH–SOUTH ARTERIAL, CR 332. JOINT USE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL DRIVEWAYS THAT MEET THE WILLIAMSON COUNTY DRIVEWAY POLICY IN EFFECT AT THAT TIME MAY BE ALLOWED AND WOULD REQUIRE A SEPARATE DRIVEWAY PERMIT.
8. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 07 FOR ADDITIONAL INFORMATION AND DIMENSIONS.
9. ON–SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON–SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.
10. NO LOT WITH LESS THAN 50 FEET OF STREET FRONTAGE SHALL BE FURTHER SUBDIVIDED.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

OVERALL PRELIMINARY PLAT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
02

IMAGES: SJF Sign.tif
FILE: C:\Users\lesli\Documents\360PSI\Sonterra Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 00 OVERALL PLOT DATE: 9/25/2025 8:02am PLOTTED BY: lesli
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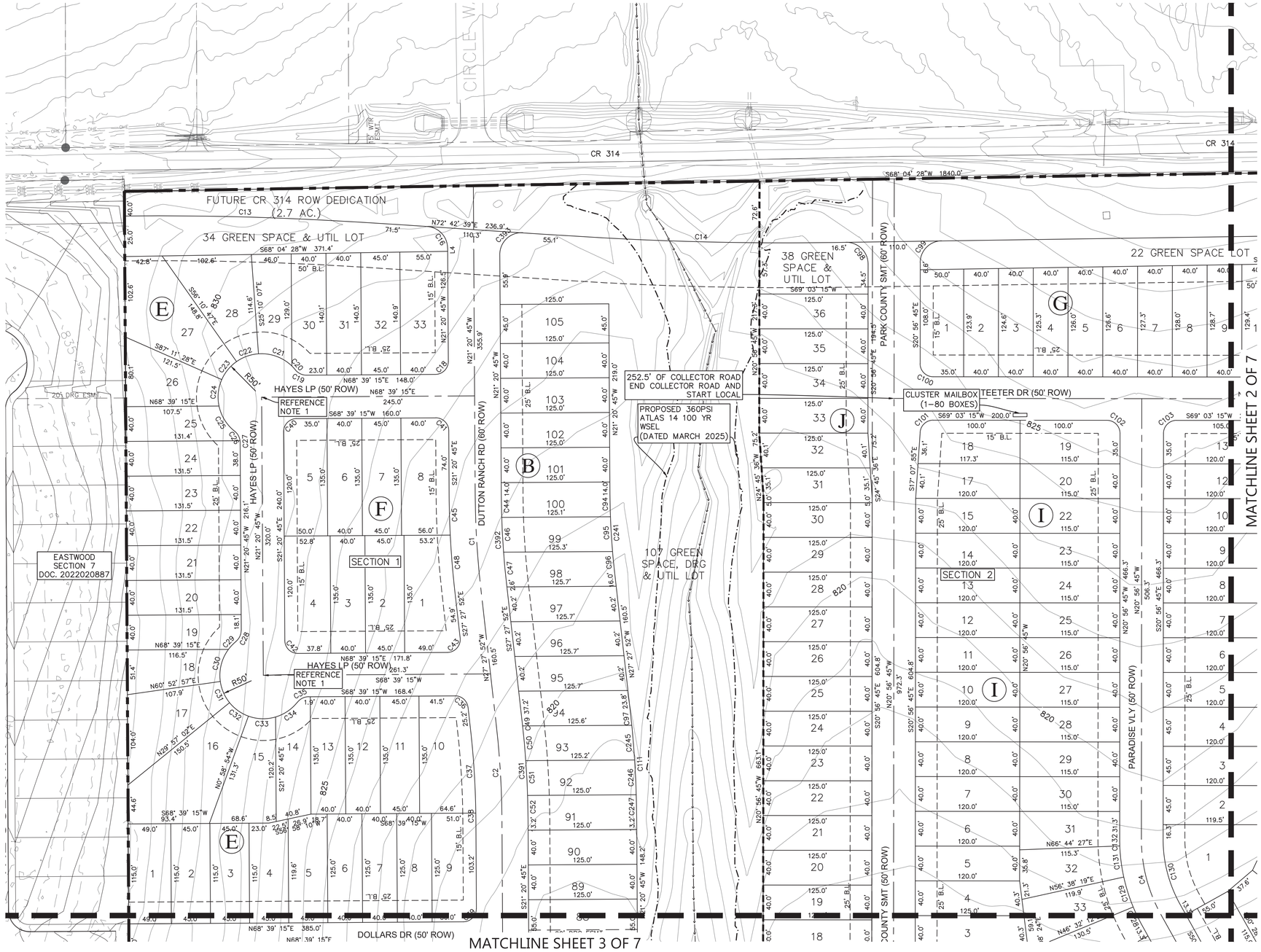

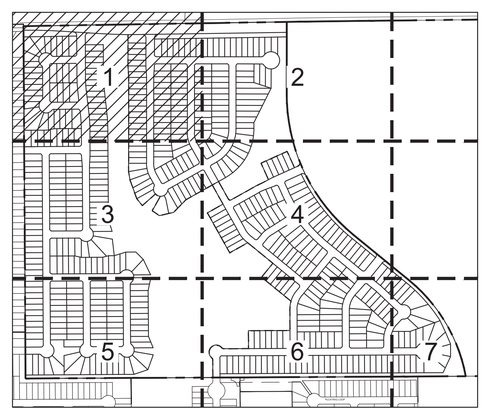

LOCATION MAP
N.T.S.

SCALE IN FEET
60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
1. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 09 FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON-SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 2028
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

PRELIMINARY PLAT (SHEET 1 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
03

PLOTTED BY: ssp 9/25/2025 - 7:41pm
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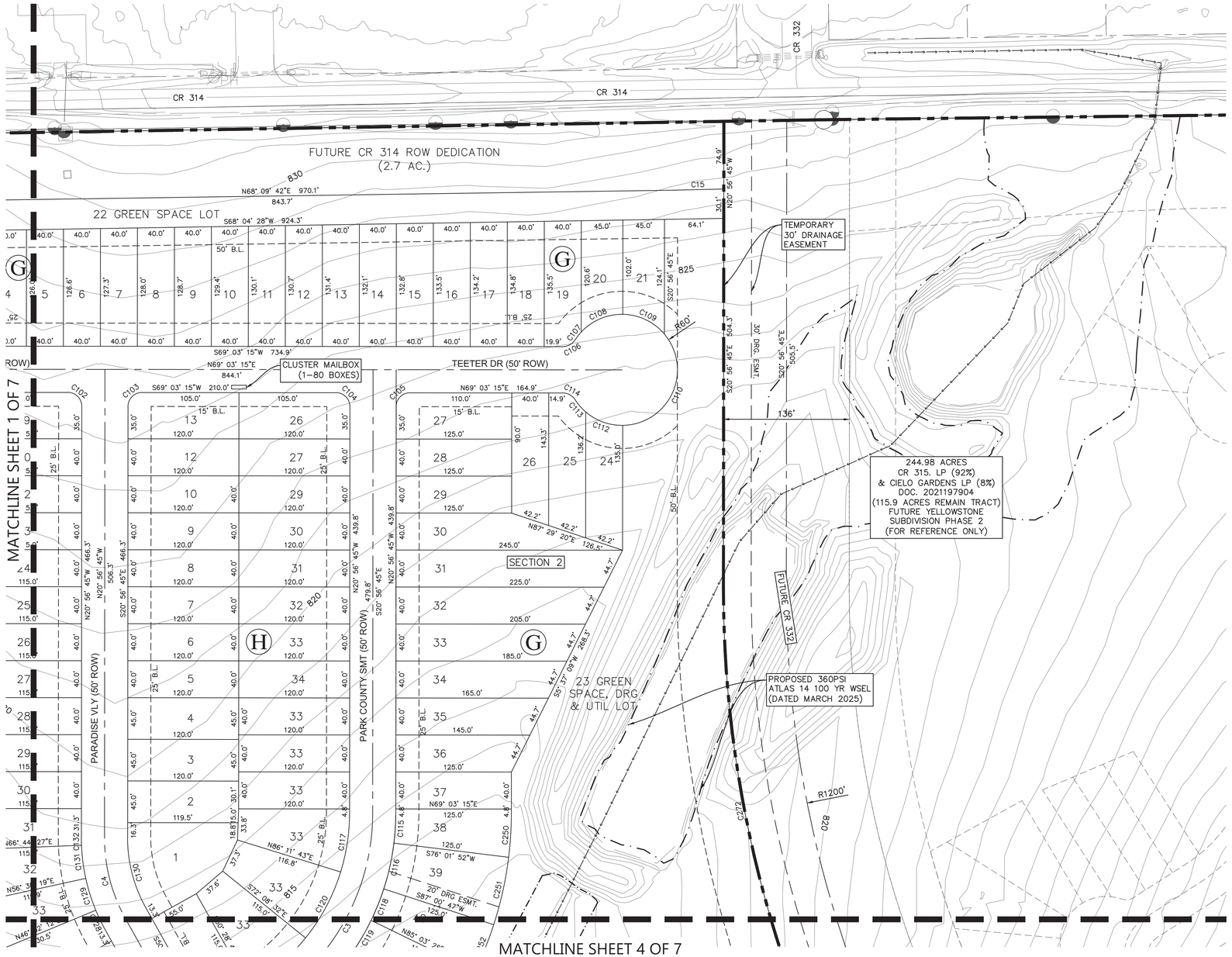

N

W E

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SCALE IN FEET

60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
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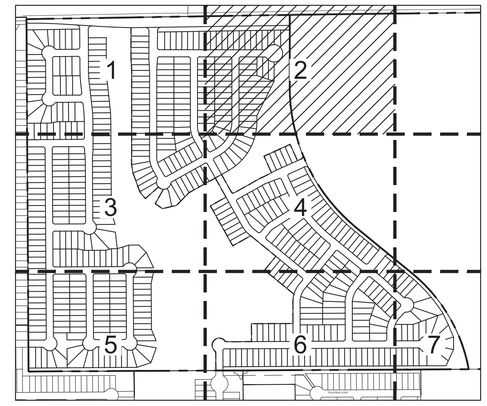

LOCATION MAP
N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 1088
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED
PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SoF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1 JARRELL, TEXAS

PRELIMINARY PLAT (SHEET 2 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
04

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XREF: C:\Users\Vlam\Documents\360PS\Sonterra Development\Yellowstone Ph 1 Prelim.dwg

MATCHLINE SHEET 1 OF 7

MATCHLINE SHEET 4 OF 7

MATCHLINE SHEET 5 OF 7

DOLLARS DR (50' ROW)

CLUSTER MAILBOX (1–80 BOXES)

BETHANY LN (50' ROW)

DUTTON RANCH RD (50' ROW)

RIP LP (50' ROW)

PARK COUNTY SMT (50' ROW)

PARK COUNTY SMT (50' ROW)

EASTWOOD SECTION 7 DOC. 2022020887

873.2' OF COLLECTOR ROAD END COLLECTOR ROAD AND START LOCAL

20' DRAINAGE EASEMENT

20' DRG ESMT.

107 GREEN SPACE, DRG & UTIL LOT

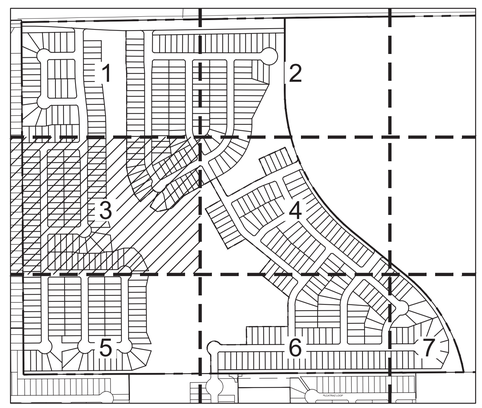
REFERENCE NOTE 1

WASTEWATER EASEMENT

20' WASTEWATER EASEMENT

20' WW ESMT.

PROPOSED 360PSI ATLAS 14 100 YR WSEL (DATED MARCH 2025)



LOCATION MAP
N.T.S.

SCALE IN FEET
60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
1. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 09 FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON-SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

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CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

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YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 3 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
05

XREFs: C:\Users\Ken\Documents\MSOFFICE\Centex Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Preliminary Plat.dwg

MATCHLINE SHEET 2 OF 7

MATCHLINE SHEET 3 OF 7

MATCHLINE SHEET 6 OF 7

20' DRAINAGE EASEMENT

180.5' OF COLLECTOR ROAD END COLLECTOR ROAD AND START LOCAL

PROPOSED 360PSI ATLAS 14 100 YR WSEL (DATED MARCH 2025)

PROPOSED STOP SIGNS

CLUSTER MAILBOX (1-80 BOXES)

TEMPORARY 30' DRAINAGE EASEMENT

244.98 ACRES
CR 315, LP (92%)
& CIELO GARDENS LP (8%)
DOC. 2021197904
(115.9 ACRES REMAIN TRACT)
FUTURE YELLOWSTONE
SUBDIVISION PHASE 2
(FOR REFERENCE ONLY)

CRISP CREEK (60' ROW)

CRISP CREEK (50' ROW)

PARADISE VLY (60' ROW)

KAYCE DV (50' ROW)

20 GREEN SPACE LOT

FUTURE CR 332

30' DRG. ESMT.

BLUE THUNDER DR (50' ROW)

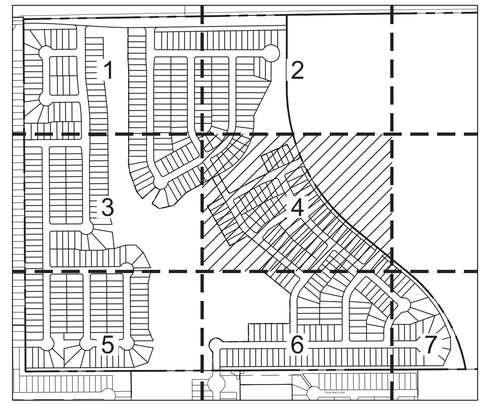
PINE RIDGE WAY (60' ROW)

BROKEN ROCK LN (60' ROW)

SECTION 3

R1200'

825 820 815 810 840 835 830



LOCATION MAP
N.T.S.

SCALE IN FEET
60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
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CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

PRELIMINARY PLAT (SHEET 4 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
06

PLOT DATE: 9/25/2025 - 4:45pm
SCRIPTED BY: wsl
FILE: C:\Users\wsl\Documents\WORK\Gentera Development\Yellowstone Phase 1\Civil\Exhibits\Yellowstone Ph 1 Prelim.dwg
XREF: C:\Users\wsl\Documents\WORK\Gentera Development\Yellowstone Ph 1\Civil\Exhibits\Yellowstone Ph 1 Prelim.dwg

MATCHLINE SHEET 3 OF 7

MATCHLINE SHEET 6 OF 7

EASTWOOD SECTION 7 DOC. 2022020887

EASTWOOD SECTION 5 DOC. 2022008303

CLUSTER MAILBOX (1–80 BOXES)

RIP LP (50' ROW)

BETHANY LN (50' ROW)

LINE OF FIRE WAY (50' ROW)

SECTION 1

REFERENCE NOTE 1

WASTEWATER EASEMENT

6 GREEN SPACE, DRG & UTIL LOT

107 GREEN SPACE, DRG & UTIL LOT

PROPOSED 360PSI ATLAS 14 100 YR WSEL (DATED MARCH 2025)

25' SONTERRA MUD UTILITY EASEMENT DOC #2021169502

EASTWOOD SECTION 9 DOC. 2022052263

EASTWOOD SECTION 6 DOC. 2022017166

ENFORCER LOOP

SCALE IN FEET

60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
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LOCATION MAP
N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 1076
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 5 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
07

XREFs: \\Users\Vet\Documents\360PS\Sonterra Development\Yellowstone Phase 2\Civil\Exhibits\Yellowstone Ph. 2 Prelim Plat.dwg

MATCHLINE SHEET 4 OF 7

MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 7 OF 7

107 GREEN SPACE, DRG & UTIL LOT

POND A

CLUSTER MAILBOX (2-80 BOXES)

805

815

825

830

PINE RIDGE WAY (50' ROW)

BROKEN ROCK LN (50' ROW)

BLUE THUNDER DR (50' ROW)

BLUE THUNDER DR (50' ROW)

180.0' OF COLLECTOR ROAD END COLLECTOR ROAD AND START LOCAL

SECTION 3

REFERENCE NOTE 1

TRAIN STATION CLF (50' ROW)

TRAIN STATION CLF (50' ROW)

KELLYS HEROES WAY (50' ROW)

58 GREEN SPACE & DRG LOT

EASTWOOD SECTION 9 DOC. 2022052263

EASTWOOD SECTION 10 DOC. 2022052263

25' SONTERRA MUD UTILITY EASEMENT DOC #2021169503

ALCATRAZ LOOP

N

W E

S

SCALE IN FEET

60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- EXIST. CONTOURS
- PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
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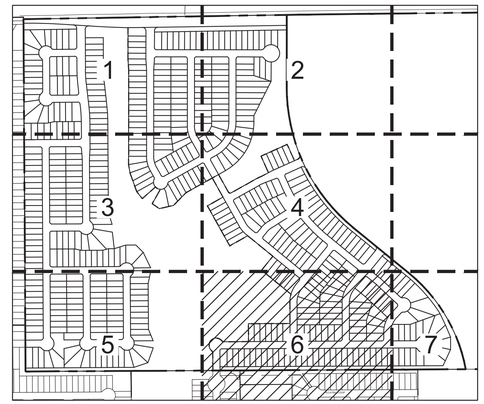


LOCATION MAP
N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 1088
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

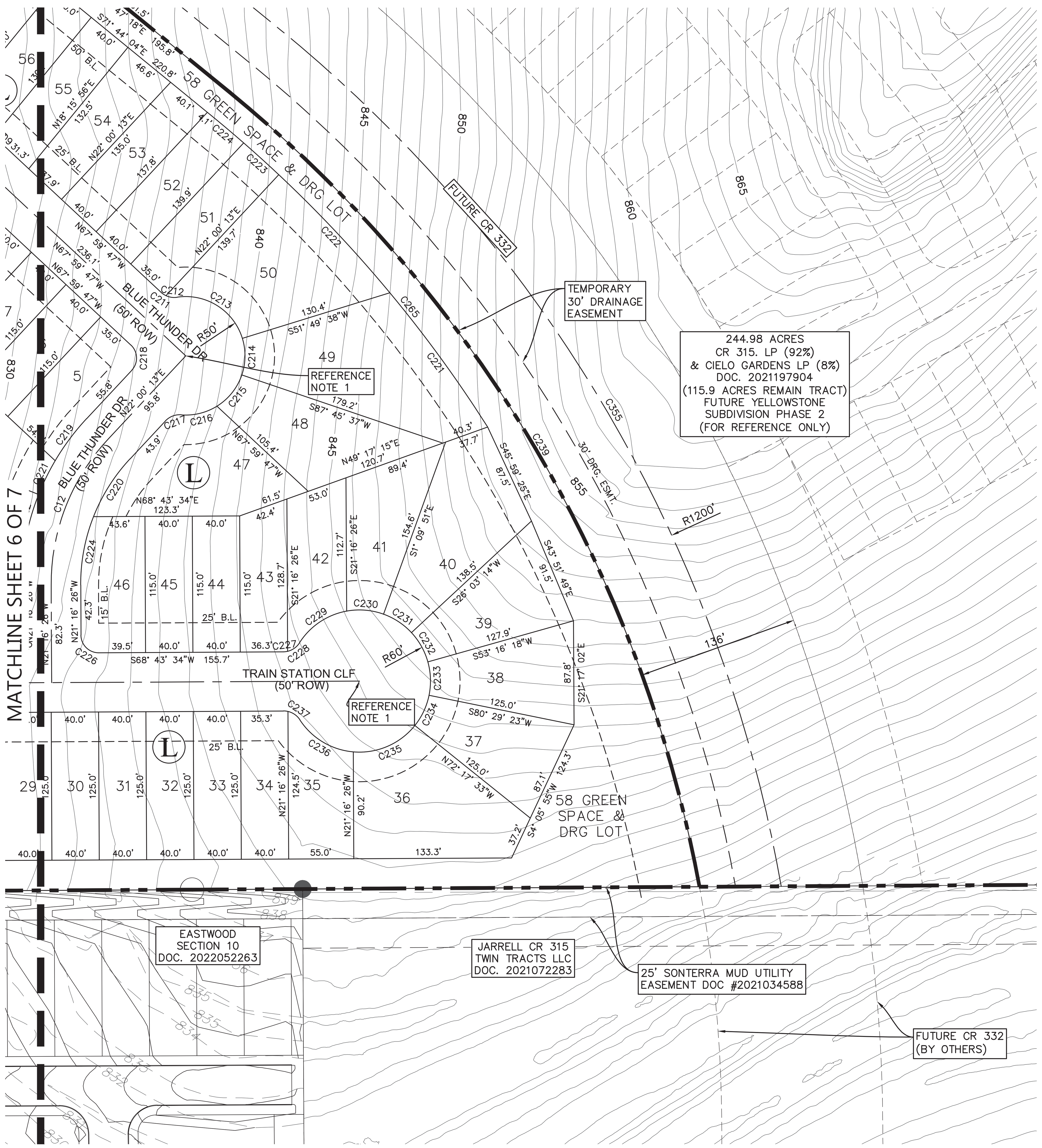
YELLOWSTONE
SUBDIVISION
PHASE 1
JARRELL, TEXAS

PRELIMINARY PLAT
(SHEET 6 OF 7)

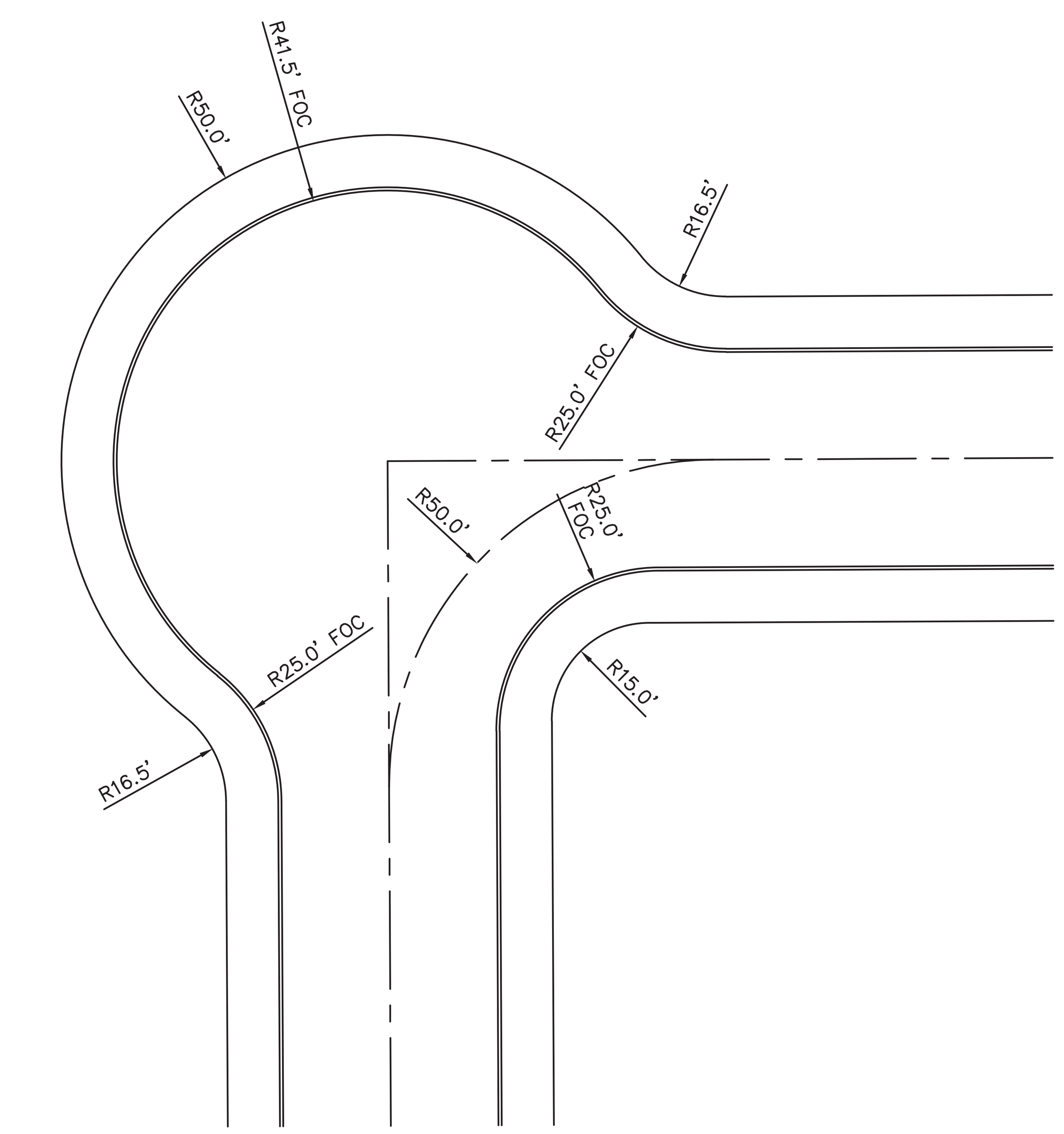
Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
08

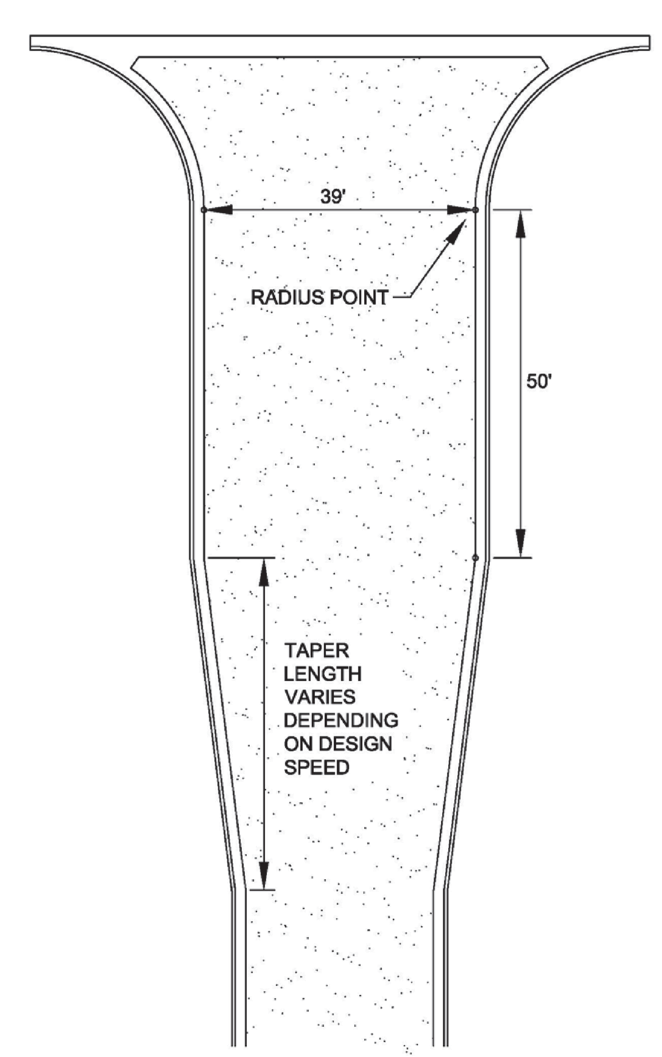
FILE: S:\Users\Lenz\Documents\LDSDP\Contents Development\Yellowstone Phase 1\Civil\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 06 Prelim Plat SHT DATE: 9/25/2025 7:48am
XREFS: Xrefs Used: Yellowstone Ph 1 Boundary.dwg, Yellowstone Ph 1 Lots.dwg, Yellowstone Ph 1 Streets.dwg, Yellowstone Ph 1 Easements.dwg, Yellowstone Ph 1 Misc.dwg, Yellowstone Ph 1 Parks.dwg, Yellowstone Ph 1 Open Space.dwg, Yellowstone Ph 1 Flood Plain.dwg, Yellowstone Ph 1 Topo.dwg
PLOTTED BY: lenz, 9/25/2025 7:48am
C:\Users\Lenz\Documents\LDSDP\Contents Development\Yellowstone Phase 1\Civil\Exhibits\Yellowstone ph 1 Prelim Plat.dwg

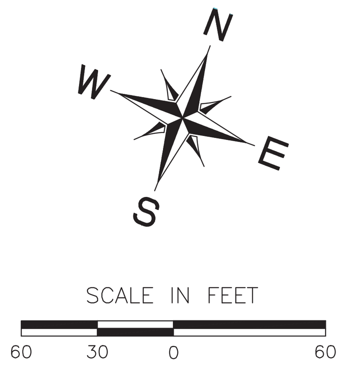


TYPICAL KNUCKLE OR 90° BEND



Appendix J –Intersection Approach Detail

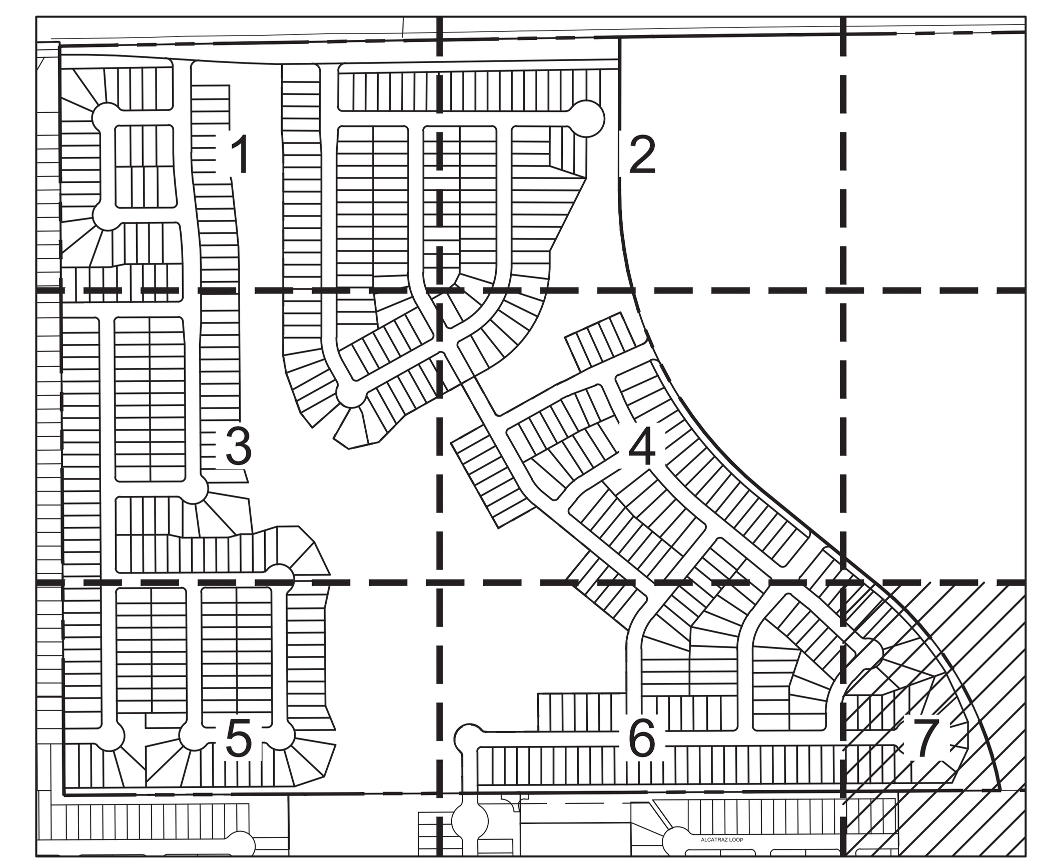




LEGEND

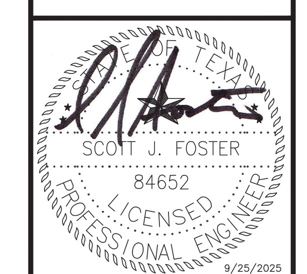
— — —	SUBJECT PROPERTY
- - - -	SECTION LINES
———	PROPERTY LINES
———	EXIST. CONTOURS
-·-·-·-	PROP 360PSI ATLAS 14 100 YR WSEL

NOTES:
1. REFERENCE TYPICAL KNUCKLE OR 90° BEND ON SHEET 09 FOR ADDITIONAL INFORMATION AND DIMENSIONS.
2. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON-SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.



LOCATION MAP
N.T.S.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682



IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

PRELIMINARY PLAT (SHEET 7 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
09

FILE: C:\Users\lesli\Documents\360PSI\Sonterra Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 07 PLOT DATE: 9/25/2025 7:50am PLOTTED BY: lesli
XREFS: x2436 xaerial xtopo Eastwood xgis_ewan xsite Eastwood Ph IV, V, & VI xsite Eastwood Section 7 8 xsite Eastwood 9 10 xsite Yellowstone Phase 1 xsite Eastwood West xsurvey Ewan_360psi xsurvey_360psi xtopo_yellowstone xtopo_yellowstone xgis topo ewan xtopo_Sections 9&10 xPD Yellowstone Phase 2

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	106.79	1000.00	6.12	53.44	N24° 24' 19"W	106.74
C2	106.79	1000.00	6.12	53.44	N24° 24' 19"W	106.74
C3	254.33	240.00	60.72	140.57	S9° 24' 46"W	242.60
C4	91.99	180.00	29.28	47.03	N35° 35' 14"W	91.00
C6	26.18	300.00	5.00	13.10	N42° 16' 17"E	26.17
C7	462.62	1000.00	26.51	235.52	N58° 28' 53"W	458.50
C8	11.74	180.00	3.74	5.87	N69° 51' 56"W	11.74
C11	124.22	180.00	39.54	64.70	N1° 30' 15"W	121.77
C12	135.96	180.00	43.28	71.41	N0° 21' 53"E	132.75
C13	277.12	3632.00	4.37	138.63	N70° 33' 22"E	277.05
C14	300.40	3768.00	4.57	150.28	N70° 27' 26"E	300.32
C15	55.97	3928.00	0.82	27.99	N67° 44' 52"E	55.97
C16	37.50	25.00	85.94	23.29	N64° 19' 03"W	34.08
C18	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C19	14.80	16.50	51.39	7.94	S85° 39' 09"E	14.31
C20	6.07	50.00	6.96	3.04	S63° 26' 21"E	6.07
C21	42.11	50.00	48.25	22.39	N88° 57' 23"E	40.87
C22	27.06	50.00	31.01	13.87	N49° 19' 33"E	26.73
C23	27.06	50.00	31.01	13.87	N18° 18' 52"E	26.73
C24	31.08	50.00	35.62	16.06	N14° 59' 59"W	30.58
C25	34.84	50.00	39.92	18.16	N52° 46' 14"W	34.14
C26	12.77	16.50	44.34	6.72	N50° 33' 53"W	12.45
C27	2.03	16.50	7.05	1.02	N24° 52' 17"W	2.03
C28	14.80	16.50	51.39	7.94	N4° 20' 51"E	14.31
C29	12.59	50.00	14.43	6.33	N22° 49' 41"E	12.56
C30	39.09	50.00	44.79	20.60	N6° 46' 46"W	38.10
C31	26.94	50.00	30.87	13.81	N44° 36' 44"W	26.62
C32	26.99	50.00	30.93	13.83	N75° 30' 56"W	26.67
C33	31.81	50.00	36.45	16.47	S70° 47' 30"W	31.28
C34	30.80	50.00	35.30	15.91	S34° 54' 58"W	30.32
C35	14.80	16.50	51.39	7.94	S42° 57' 38"W	14.31
C36	21.96	15.00	83.88	13.48	N69° 24' 19"W	20.05
C37	96.78	970.00	5.72	48.43	N24° 36' 22"W	96.74
C38	6.80	970.00	0.40	3.40	N21° 32' 49"W	6.80
C39	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C40	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C41	23.56	15.00	90.00	15.00	N66° 20' 45"W	21.21
C42	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C43	25.16	15.00	96.12	16.69	N20° 35' 41"E	22.32
C44	25.96	970.00	1.53	12.98	S22° 06' 45"E	25.96
C45	45.97	1030.00	2.56	22.99	S22° 37' 28"E	45.97
C46	40.05	970.00	2.37	20.03	S24° 03' 44"E	40.04
C47	37.58	970.00	2.22	18.79	S26° 21' 17"E	37.57
C48	64.02	1030.00	3.56	32.02	S25° 41' 02"E	64.01
C49	3.00	1030.00	0.17	1.50	S27° 22' 52"E	3.00
C50	40.15	1030.00	2.23	20.08	S26° 10' 52"E	40.14
C51	40.04	1030.00	2.23	20.02	S23° 57' 03"E	40.04
C52	26.80	1030.00	1.49	13.40	S22° 05' 29"E	26.80
C53	14.80	16.50	51.38	7.94	S47° 02' 40"E	14.30
C54	24.27	50.00	27.81	12.38	S58° 49' 42"E	24.03
C55	31.35	50.00	35.93	16.21	S26° 57' 41"E	30.84
C56	30.54	50.00	35.00	15.76	S8° 29' 56"W	30.07
C57	30.54	50.00	35.00	15.76	S43° 29' 39"W	30.07
C58	45.46	50.00	52.09	24.43	S87° 02' 11"W	43.91
C59	6.07	50.00	6.96	3.04	N63° 26' 21"W	6.07
C60	14.80	16.50	51.39	7.94	N85° 39' 09"W	14.31
C62	23.56	15.00	90.00	15.00	N66° 20' 45"W	21.21
C63	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C64	22.56	15.00	86.19	14.03	N68° 15' 11"W	20.50
C65	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C66	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C70	23.56	15.00	90.00	15.00	S23° 39' 15"W	21.21
C71	23.56	15.00	90.00	15.00	N66° 20' 45"W	21.21
C72	7.19	16.50	24.96	3.65	N56° 10' 35"E	7.13
C73	7.61	16.50	26.43	3.87	N30° 28' 59"E	7.54
C74	39.84	50.00	45.65	21.04	S40° 05' 28"W	38.79
C75	42.94	50.00	49.21	22.90	N87° 31' 06"E	41.63
C76	25.37	50.00	29.07	12.97	S53° 20' 27"E	25.10
C77	20.24	50.00	23.20	10.26	N27° 12' 19"W	20.11
C78	39.84	50.00	45.65	21.04	N7° 13' 01"E	38.79
C79	14.80	16.50	51.39	7.94	S4° 20' 51"W	14.31
C80	1.97	16.50	6.83	0.98	N17° 55' 56"W	1.97

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C81	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C82	14.80	16.50	51.41	7.94	S47° 02' 56"E	14.31
C83	29.63	50.00	33.95	15.26	S55° 46' 39"E	29.19
C84	26.11	50.00	29.92	13.36	S23° 50' 42"E	25.81
C85	27.06	50.00	31.01	13.87	N6° 37' 10"E	26.73
C86	27.05	50.00	31.00	13.87	N37° 37' 27"E	26.72
C87	34.17	50.00	39.15	17.78	S72° 41' 58"W	33.50
C88	24.23	50.00	27.77	12.36	N73° 50' 32"W	23.99
C89	14.80	16.50	51.39	7.94	N85° 39' 09"W	14.31
C90	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C93	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C94	22.26	845.00	1.51	11.13	N22° 06' 03"W	22.26
C95	43.76	845.00	2.97	21.89	N24° 20' 21"W	43.76
C96	24.21	845.00	1.64	12.11	N26° 38' 37"W	24.21
C97	16.39	1155.00	0.81	8.19	N27° 03' 29"W	16.39
C98	39.66	25.00	90.89	25.39	S66° 23' 32"E	35.63
C99	38.88	25.00	89.11	24.61	N23° 36' 28"E	35.08
C100	23.56	15.00	90.00	15.00	N65° 56' 45"W	21.21
C101	22.56	15.00	86.19	14.03	S25° 57' 40"W	20.50
C102	23.56	15.00	90.00	15.00	N65° 56' 45"W	21.21
C103	23.56	15.00	90.00	15.00	S24° 03' 15"W	21.21
C104	23.56	15.00	90.00	15.00	N65° 56' 45"W	21.21
C105	23.56	15.00	90.00	15.00	N24° 03' 15"E	21.21
C106	16.46	16.50	57.15	8.99	N40° 28' 50"E	15.78
C107	10.26	60.00	9.80	5.14	N16° 48' 27"E	10.25
C108	50.45	60.00	48.18	26.83	N45° 47' 52"E	48.98
C109	51.35	60.00	49.03	27.36	S85° 35' 46"E	49.79
C110	135.40	60.00	129.30	126.65	S3° 34' 14"W	108.45
C111	123.34	1155.00	6.12	61.73	N24° 24' 19"W	123.28
C112	43.50	60.00	41.54	22.75	S88° 59' 18"W	42.55
C113	17.22	60.00	16.45	8.67	N62° 01' 17"W	17.16
C114	16.46	16.50	57.15	8.99	N82° 22' 21"W	15.78
C115	32.27	265.00	6.98	16.15	S17° 27' 27"E	32.25
C116	50.79	265.00	10.98	25.47	S8° 28' 40"E	50.72
C117	64.32	215.00	17.14	32.40	N12° 22' 31"W	64.08
C118	36.67	265.00	7.93	18.37	S0° 58' 40"W	36.64
C119	36.67	265.00	7.93	18.37	S8° 54' 24"W	36.64
C120	81.29	215.00	21.66	41.13	N7° 01' 35"E	80.80
C121	41.25	265.00	8.92	20.67	S17° 19' 51"W	41.21
C122	41.25	265.00	8.92	20.67	S26° 15' 01"W	41.21
C123	81.29	215.00	21.66	41.13	N28° 41' 20"E	80.80
C124	23.56	15.00	90.00	15.00	N5° 13' 43"W	21.21
C125	23.56	15.00	90.00	15.00	N84° 46' 17"E	21.21
C126	23.56	15.00	90.00	15.00	N5° 13' 43"W	21.21
C127	23.56	15.00	90.00	15.00	N84° 46' 17"E	21.21
C128	24.21	205.00	6.77	12.12	N46° 50' 45"W	24.19
C129	36.14	205.00	10.10	18.12	N38° 24' 44"W	36.10
C130	79.22	155.00	29.28	40.49	S35° 35' 14"E	78.36
C131	36.14	205.00	10.10	18.12	N28° 18' 37"W	36.10
C132	8.28	205.00	2.31	4.14	N22° 06' 09"W	8.28
C133	14.80	16.50	51.39	7.94	S14° 04' 41"W	14.31
C134	23.56	15.00	90.00	15.00	N84° 46' 17"E	21.21
C135	1.68	50.00	1.92	0.84	S10° 39' 14"E	1.68
C136	45.17	50.00	51.76	24.26	S16° 11' 08"W	43.65
C137	26.40	50.00	30.25	13.51	S57° 11' 15"W	26.09
C138	39.30	50.00	45.04	20.73	N85° 10' 14"W	38.30
C139	35.52	50.00	40.71	18.55	N42° 17' 55"W	34.78
C140	20.16	50.00	23.10	10.22	N10° 23' 37"W	20.03
C141	14.80	16.50	51.39	7.94	N24° 32' 06"W	14.31
C142	33.20	205.00	9.28	16.63	N45° 35' 22"W	33.16
C143	35.69	205.00	9.98	17.89	N35° 57' 45"W	35.65
C144	35.68	205.00	9.97	17.89	N25° 59' 19"W	35.64
C146	33.77	155.00	12.48	16.95	S43° 59' 12"E	33.70
C147	45.45	155.00	16.80	22.89	S29° 20' 44"E	45.28
C148	23.56	15.00	90.00	15.00	S0° 13' 43"E	21.21
C151	28.36	325.00	5.00	14.19	N42° 16' 17"E	28.35
C180	23.56	15.00	90.00	15.00	N23° 43' 34"E	21.21
C194	23.56	15.00	90.00	15.00	N63° 15' 56"E	21.21
C195	23.56	15.00	90.00	15.00	N26° 44' 04"W	21.21
C197	22.81	15.00	87.11	14.26	S64° 42' 34"W	20.67
C201	29.23	1293.00	1.30	14.62	N71° 05' 12"W	29.23
C202	40.03	1293.00	1.77	20.02	N69° 33' 08"W	40.03

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C203	40.10	1293.00	1.78	20.05	N67° 46' 36"W	40.10
C204	38.93	1293.00	1.73	19.47	N66° 01' 33"W	38.93
C205	39.48	1293.00	1.75	19.74	N64° 17' 18"W	39.48
C206	42.95	1293.00	1.90	21.48	N62° 27' 43"W	42.95
C207	34.62	1293.00	1.53	17.31	N60° 44' 36"W	34.62
C207	23.56	15.00	90.00	15.00	S66° 16' 26"E	21.21
C208	34.09	1293.00	1.51	17.04	N59° 13' 16"W	34.09
C208	4.57	205.00	1.28	2.28	S71° 05' 47"E	4.57
C209	38.31	1293.00	1.70	19.15	N57° 37' 02"W	38.30
C209	8.81	205.00	2.46	4.40	S69° 13' 38"E	8.81
C210	39.35	1293.00	1.74	19.67	N55° 53' 48"W	39.35
C210	10.11	155.00	3.74	5.06	N69° 51' 56"W	10.11
C211	45.54	1293.00	2.02	22.77	N54° 00' 57"W	45.53
C211	5.13	16.50	17.80	2.58	S76° 53' 46"E	5.11
C212	45.32	1293.00	2.01	22.66	N52° 00' 11"W	45.32
C212	9.67	16.50	33.59	4.98	N77° 24' 38"E	9.53
C213	45.16	1293.00	2.00	22.58	N49° 59' 54"W	45.16
C213	70.87	50.00	81.21	42.86	S78° 46' 41"E	65.08
C214	55.06	1293.00	2.44	27.53	N47° 46' 40"W	55.05
C214	31.36	50.00	35.93	16.21	S20° 12' 22"E	30.85
C215	34.48	50.00	39.52	17.96	S17° 31' 04"W	33.80
C216	31.52	50.00	36.11	16.30	S55° 19' 58"W	31.00
C217	14.80	16.50	51.39	7.94	S47° 41' 49"W	14.31
C218	23.56	15.00	90.00	15.00	N22° 59' 47"W	21.21
C219	44.52	205.00	12.44	22.35	N15° 46' 55"E	44.43
C220	57.91	155.00	21.41	29.29	S11° 18' 04"W	57.57
C221	140.40	1107.00	7.27	70.30	N57° 04' 31"W	140.31
C221	31.81	205.00	8.89	15.94	N5° 06' 54"E	31.78
C222	137.02	1107.00	7.09	68.60	N64° 15' 17"W	136.94
C222	40.26	205.00	11.25	20.20	N4° 57' 24"W	40.20
C223	40.01	1107.00	2.07	20.01	N68° 50' 10"W	40.00
C223	38.25	205.00	10.69	19.18	N15° 55' 43"W	38.20
C224	36.00	1107.00	1.86	18.00	N70° 48' 11"W	35.99
C224	59.17	155.00	21.87	29.95	S10° 20' 16"E	58.81
C225	23.56	15.00	90.00	15.00	N23° 43' 34"E	21.21
C226	23.56	15.00	90.00	15.00	N66° 16' 26"W	21.21
C227	3.78	16.50	13.13	1.90	N62° 09' 48"E	3.77
C228	12.68	16.50	44.02	6.67	N33° 35' 24"E	12.37
C229	49.27	60.00	47.05	26.12	N35° 06' 16"E	47.90
C230	31.63	60.00	30.21	16.19	N73° 43' 58"E	31.27
C231	28.50	60.00	27.22	14.53	S77° 33' 19"E	28.24
C231	568.16	1293.00	25.18	288.74	S59° 08' 46"E	563.60
C232	28.50	60.00	27.22	14.53	S50° 20' 14"E	28.24
C233	28.50	60.00	27.22	14.53	S23° 07' 10"E	28.24
C234	28.50	60.00	27.22	14.53	S4° 05' 55"W	28.24
C235	58.86	60.00	56.21	32.04	S45° 48' 48"W	56.53
C236	54.41	60.00	51.95	29.23	N80° 06' 13"W	52.56
C237	12.59	16.50	43.71	6.62	N75° 58' 54"W	12.28
C239	795.66	1132.00	40.27	415.06	S51° 35' 54"E	779.38
C240	1123.99	1268.00	50.79	601.94	S46° 20' 25"E	1087.55
C241	90.24	845.00	6.12	45.16	N24° 24' 19"W	90.19
C245	40.12	1155.00	1.99	20.06	N25° 39' 24"W	40.11
C246	40.03	1155.00	1.99	20.02	N23° 40' 07"W	40.03
C247	26.80	1155.00	1.33	13.40	N22° 00' 39"W	26.80
C248	41.25	265.00	8.92	20.67	S35° 10' 11"W	41.21
C249	0.66	265.00	0.14	0.33	S39° 42' 02"W	0.66
C250	47.49	390.00	6.98	23.78	N17° 27' 27"W	47.46
C251	74.75	390.00	10.98	37.49	N8° 28' 40"W	74.64
C252	53.97	390.00	7.93	27.03	N0° 58' 40"E	53.93
C253	53.97	390.00	7.93	27.03	N8° 54' 24"E	53.93
C254	60.71	390.00	8.92	30.42	N17° 19' 51"E	60.65
C255	60.71	390.00	8.92	30.42	N26° 15' 01"E	60.65
C256	60.71	390.00	8.92	30.42	N35° 10' 11"E	60.65
C257	0.97	390.00	0.14	0.48	N39° 42' 02"E	0.97
C262	0.94	215.00	0.25	0.47	N39° 38' 45"E	0.94
C263	38.32	1025.00	2.14	19.16	N58° 14' 39"W	38.31
C264	94.65	155.00	34.99	48.85	S0° 46' 20"W	93.18
C265	353.43	1107.00	18.29	178.23	S62° 35' 17"E	351.93
C266	413.29	390.00	60.72	228.43	N9° 24' 46"E	394.22
C267	0.20	205.00	0.06	0.10	N20° 58' 27"W	0.20
C268	39.27	25.00	90.00	25.00	N26° 44' 04"W	35.36
C269	39.27	25.00	90.00	25.00	N63° 15' 56"E	35.36

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C270	38.21	25.00	87.56	23.96	S88° 33' 09"W	34.60
C271	38.21	25.00	87.56	23.96	N0° 59' 26"E	34.60
C272	483.44	1268.00	21.84	244.69	S31° 52' 06"E	480.52
C273	107.91	1268.00	4.88	53.99	S45° 13' 43"E	107.87
C274	532.64	1268.00	24.07	270.31	S59° 42' 02"E	528.74
C276	12.32	155.00	4.55	6.16	S18° 59' 51"E	12.31
C278	28.58	975.00	1.68	14.29	S46° 04' 06"E	28.58
C279	50.44	975.00	2.96	25.22	S48° 23' 25"E	50.43
C280	50.44	975.00	2.96	25.22	S51° 21' 15"E	50.43
C281	44.83	975.00	2.63	22.42	S54° 09' 12"E	44.83
C282	44.83	975.00	2.63	22.42	S56° 47' 16"E	44.83
C283	45.95	975.00	2.70	22.98	S59° 27' 19"E	45.95
C284	45.95	975.00	2.70	22.98	S62° 09' 21"E	45.95
C285	45.95	975.00	2.70	22.98	S64° 51' 22"E	45.95
C286	45.95	975.00	2.70	22.98	S67° 33' 23"E	45.95
C287	45.54	975.00	2.68	22.77	S70° 14' 41"E	45.54
C288	2.58	975.00	0.15	1.29	S71° 39' 31"E	2.58
C290	2.58	1025.00	0.14	1.29	N71° 39' 45"W	2.58
C291	43.87	1025.00	2.45	21.94	N70° 21' 51"W	43.87
C292	43.93	1025.00	2.46	21.97	N67° 54' 36"W	43.93
C293	43.93	1025.00	2.46	21.97	N65° 27' 16"W	43.93
C294	43.93	1025.00	2.46	21.97	N62° 59' 55"W	43.93
C295	43.93	1025.00	2.46	21.97	N60° 32' 35"W	43.93
C297	23.56	15.00	90.00	15.00	N26° 44' 04"W	21.21
C298	49.09	155.00	18.14	24.75	N27° 20' 16"E	48.88
C299	22.62	15.00	86.42	14.09	N79° 37' 06"E	20.54
C300	260.49	1025.00	14.56	130.95	S64° 27' 14"E	259.79
C301	23.56	15.00	90.00	15.00	S26° 44' 04"E	21.21
C302	23.56	15.00	90.00	15.00	S63° 15' 56"W	21.21
C303	5.94	205.00	1.66	2.97	N19° 05' 42"E	5.94
C304	35.70	205.00	9.98	17.89	N24° 54' 48"E	35.65
C305	23.29	205.00	6.51	11.66	N33° 09' 21"E	23.27
C311	94.28	1025.00	5.27	47.18	N50° 07' 42"W	94.25
C312	40.51	1025.00	2.26	20.26	N46° 21' 39"W	40.51
C314	58.18	155.00	21.51	29.44	S60° 58' 53"E	57.84
C315	24.00	275.00	5.00	12.01	N42° 16' 17"E	23.99
C316	22.68	15.00	86.63	14.14	S88° 32' 43"E	20.58
C317	134.80	1025.00	7.54	67.50	S48° 59' 46"E	134.70
C318	23.35	15.00	89.17	14.79	S8° 10' 36"E	21.06
C319	64.92	205.00	18.14	32.73	S27° 20' 16"W	64.65
C320	23.56	15.00	90.00	15.00	S63° 15' 56"W	21.21
C321	58.18	155.00	21.51	29.44	N60° 58' 53"W	57.84
C322	23.56	15.00	90.00	15.00	N5° 13' 43"W	21.21
C323	29.09	205.00	8.13	14.57	N67° 40' 10"W	29.06
C324	40.43	205.00	11.30	20.28	N57° 57' 16"W	40.37
C325	7.43	205.00	2.08	3.71	N51° 15' 59"W	7.43
C326	59.35	205.00	16.59	29.88	N12° 58' 50"W	59.14
C327	82.12	205.00	22.95	41.62	N6° 47' 21"E	81.58
C328	23.56	15.00	90.00	15.00	S23° 43' 34"W	21.21
C329	14.80	16.50	51.39	7.94	N85° 34' 50"W	14.31
C330	168.23	50.00	192.77	446.69	S23° 43' 34"W	99.38
C331	14.80	16.50	51.39	7.94	S46° 58' 02"E	14.31
C334	23.56	15.00	90.00	15.00	N66° 16' 26"W	21.21
C335	106.96	155.00	39.54	55.71	N1° 30' 15"W	104.85
C336	23.56	15.00	90.00	15.00	N63° 15' 56"E	21.21
C337	22.81	15.00	87.14	14.27	S28° 09' 56"E	20.68
C338	141.47	205.00	39.54	73.68	S1° 30' 15"E	138.68
C339	23.56	15.00	90.00	15.00	S23° 43' 34"W	21.21
C340	64.20	155.00	23.73	32.57	S6° 23' 59"W	63.74
C341	42.76	155.00	15.81	21.52	S13° 22' 11"E	42.63
C342	8.61	205.00	2.41	4.31	N20° 04' 12"W	8.61
C343	35.19	205.00	9.84	17.64	N13° 56' 55"W	35.15
C344	36.21	205.00	10.12	18.15	N3° 58' 17"W	36.16
C345	41.21	205.00	11.52	20.68	N6° 50' 50"E	41.14
C346	20.25	205.00	5.66	10.13	N15° 26' 10"E	20.24
C347	124.22	180.00	39.54	64.70	N1° 30' 15"W	121.77
C348	67.56	180.00	21.51	34.18	N60° 58' 53"W	67.17
C349	57.00	180.00	18.14	28.74	N27° 20' 16"E	56.76
C350	13.37	205.00	3.74	6.69	N69° 51' 56"W	13.37
C351	23.56	15.00	90.00	15.00	S26° 44' 04"E	21.21
C352	76.95	205.00	21.51	38.93	S60° 58' 53"E	76.50
C353	91.99	180.00	29.28	47.03	N35° 35' 14"W	91.00

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C354	1063.71	1200.00	50.79	569.65	S46° 20' 25"E	1029.23
C355	855.71	1200.00	40.86	446.95	S51° 18' 22"E	837.69
C356	14.80	16.50	51.39	7.94	S47° 02' 22"E	14.31
C357	82.88	50.00	94.98	54.54	S25° 14' 42"E	73.71
C358	26.99	50.00	30.93	13.83	S37° 42' 31"W	26.67
C359	34.07	50.00	39.04	17.72	S72° 41' 34"W	33.41
C360	24.29	50.00	27.83	12.39	N73° 52' 27"W	24.05
C361	14.80	16.50	51.39	7.94	N85° 39' 09"W	14.31
C362	168.23	50.00	192.77	446.69	N23° 39' 15"E	99.38
C363	14.80	16.50	51.39	7.94	N42° 57' 38"E	14.31
C364	168.23	50.00	192.77	446.69	S66° 20' 45"E	99.38
C365	14.80	16.50	51.39	7.94	S4° 20' 51"W	14.31
C366	24.29	50.00	27.83	12.39	S31° 10' 56"W	24.05
C367	34.04	50.00	39.01	17.71	S64° 36' 07"W	33.39
C368	26.99	50.00	30.93	13.83	N80° 25' 39"W	26.67
C369	26.99	50.00	30.93	13.83	N49° 29' 44"W	26.67
C370	37.25	50.00	42.68	19.54	N12° 41' 16"W	36.39
C371	18.66	50.00	21.39	9.44	N19° 20' 51"E	18.56
C375	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C376	23.56	15.00	90.00	15.00	S66° 20' 45"E	21.21
C381	168.24	50.00	192.79	446.03	N23° 38' 41"E	99.38
C384	168.23	50.00	192.77	446.69	N66° 20' 45"W	99.38
C386	23.56	15.00	90.00	15.00	N66° 20' 45"W	21.21
C387	23.56	15.00	90.00	15.00	N23° 39' 15"E	21.21
C389	168.23	50.00	192.77	446.69	N23° 39' 15"E	99.38
C391	109.99	1030.00	6.12	55.05	N24° 24' 19"W	109.94
C392	103.58	970.00	6.12	51.84	N24° 24' 19"W	103.54
C393	41.04	25.00	94.06	26.84	N25° 40' 57"E	36.58

Line Table		
Line #	Length	Direction
L1	15.3	S44° 46' 17"W
L2	15.3	N44° 46' 17"E
L3	0.8	S44° 46' 17"W
L4	3.7	N21° 20' 45"W
L5	7.3	N18° 15' 56"E
L6	0.9	N18° 15' 56"E

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SCOTT A. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

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YELLOWSTONE SUBDIVISION PHASE 1 JARRELL, TEXAS

PRELIMINARY PLAT CURVE AND LINE TABLES

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

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10

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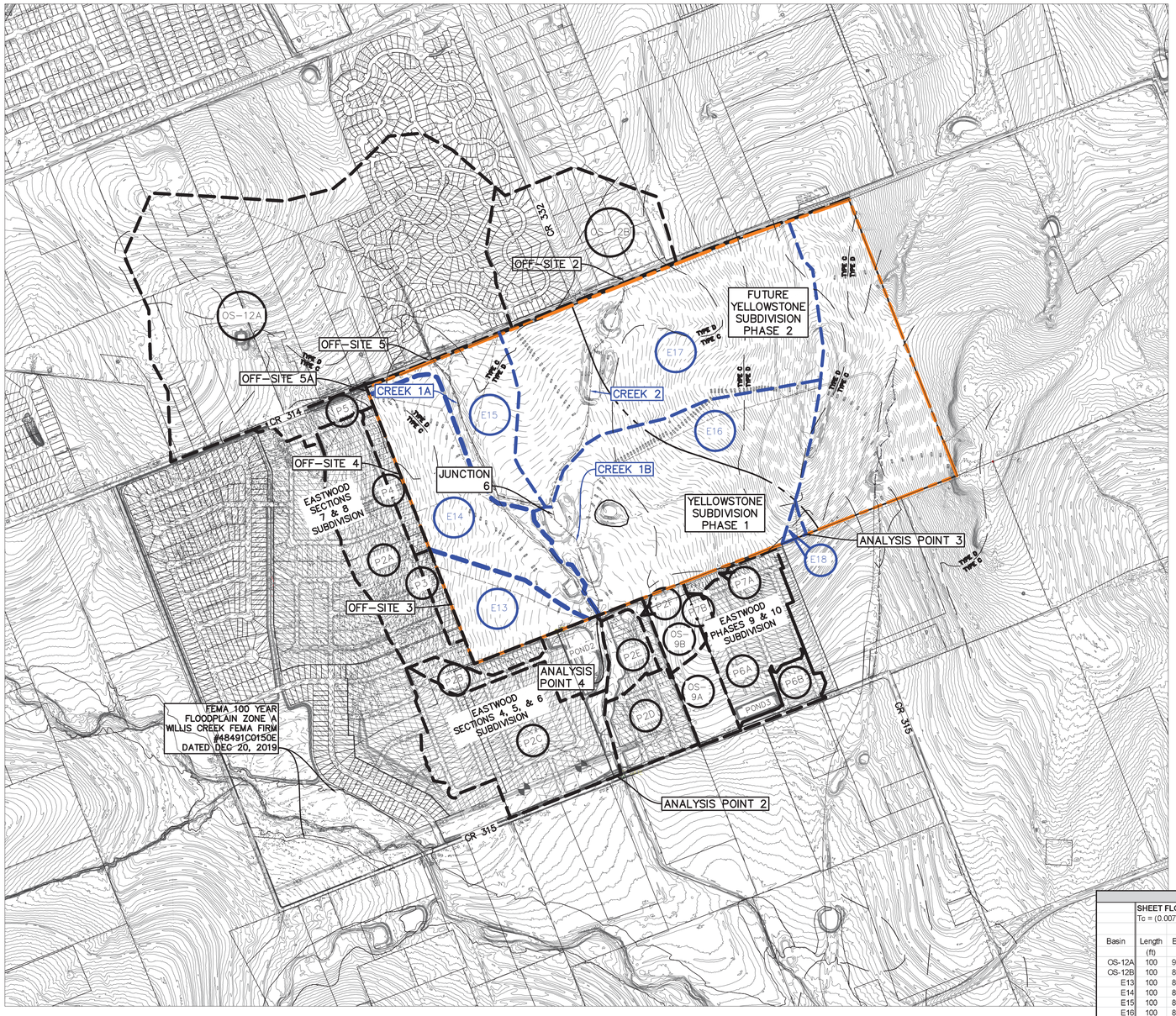
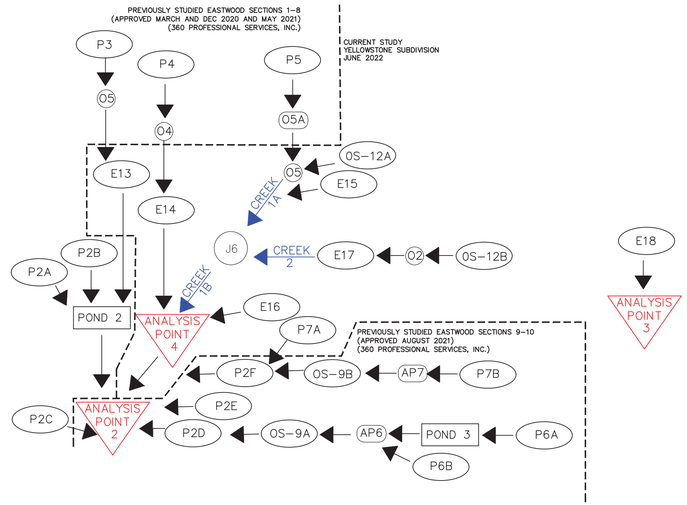
EXISTING CONDITIONS





SCALE IN FEET

500 250 0 500

EXISTING CONDITIONS - SCS METHOD SUMMARY (Atlas 14 San Gabriel Watershed)

Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	% C Soil	% D Soil	CN	Q2	Q10	Q25	Q100
OS-12A	123.1	43.1	35%	29	0.49	41%	59%	84.7	194	367	493	721
OS-12B	31.7	11.1	35%	26	0.43	67%	33%	83.7	51	98	132	195
E13	13.2	-	0%	22	0.37	37%	63%	77.8	18	38	53	80
E14	29.6	-	0%	32	0.53	37%	63%	77.8	34	73	102	155
E15	17.0	-	0%	24	0.40	37%	63%	77.8	22	47	66	101
E16	63.2	-	0%	28	0.47	37%	63%	77.8	77	164	229	349
E17	74.5	-	0%	29	0.48	37%	63%	77.8	90	191	268	407
E18	0.7	-	0%	14	0.24	37%	63%	77.8	1	2	3	5
TOTAL PH 1	**198.3**	**-**	**0%**									
CN:	C Type Pasture or Range Land Good Condition :					74						
	D Type Pasture or Range Land Good Condition :					80						
	Impervious Cover:					98						

TIME OF CONCENTRATION - SCS METHODOLOGY

	SHEET FLOW: Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4)							SHALLOW CONC/PIPE FLOW : Tc = L / 60*V							CHANNEL FLOW: SEGMENT 1 V = 1.49R^(2/3)S^(1/2) / n								TOTAL
	2-year/24-hr																					
Basin	Length	Elev1	Elev2	Slope	Rainfall Depth	Manning's	T_{c1}	Length	Elev2	Elev3	Slope	Condition	Vavg	T_{c2}	Hyd Radius	Length	Elev3	Elev4	Slope	Manning's	V	T_{c3}	$T_{c TOTAL}$	Tc
	(ft)			(ft/ft)	COA (in)	"n"	(min)	(ft)			(ft/ft)	TR-55 Fig 3-1	(ft/sec)	(min)	(ft)	(ft)			(ft/ft)	"n"	(fps)	(min)	(min)	(hrs)
OS-12A	100	906.0	904.0	0.020	4.06	0.300	15.15	2425	904.0	827.0	0.032	Unpaved	2.88	14.06									29.2	0.49
OS-12B	100	867.0	865.0	0.020	4.06	0.300	15.15	1610	865.0	827.0	0.024	Unpaved	2.48	10.83									26.0	0.43
E13	100	820.0	818.0	0.020	4.06	0.300	15.15	1085	818.0	792.0	0.024	Unpaved	2.50	7.24									22.4	0.37
E14	100	832.0	830.0	0.020	4.06	0.300	15.15	1505	830.0	810.0	0.013	Unpaved	1.86	13.49	2.2	1215.0	810.0	796.0	0.012	0.045	6.0	3.36	32.0	0.53
E15	100	833.0	830.5	0.025	4.06	0.300	13.85	835	830.5	817.0	0.016	Unpaved	2.05	6.78	2.2	1400.0	817.0	796.0	0.015	0.045	6.9	3.39	24.0	0.40
E16	100	884.0	882.0	0.020	4.06	0.300	15.15	2170	882.0	802.0	0.037	Unpaved	3.10	11.67	2.2	550.0	802.0	792.0	0.018	0.045	7.6	1.21	28.0	0.47
E17	100	875.0	873.0	0.020	4.06	0.300	15.15	1450	873.0	820.0	0.037	Unpaved	3.08	7.83	2.2	1800.0	820.0	806.0	0.008	0.045	5.0	6.05	29.0	0.48
E18	100	853.0	850.0	0.030	4.06	0.300	12.88	260	850.0	839.0	0.042	Unpaved	3.32	1.31									14.2	0.24

NOTES:
1. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON-SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.
2. REFER TO THE ASSOCIATED YELLOWSTONE PHASE 1 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED MARCH 2025 BY 360 PROFESSIONAL SERVICES, INC. F4932) AND APPROVED BY WILLIAMSON COUNTY APRIL 9, 2025.
3. ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.

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360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1 JARRELL, TEXAS

OVERALL EXISTING DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

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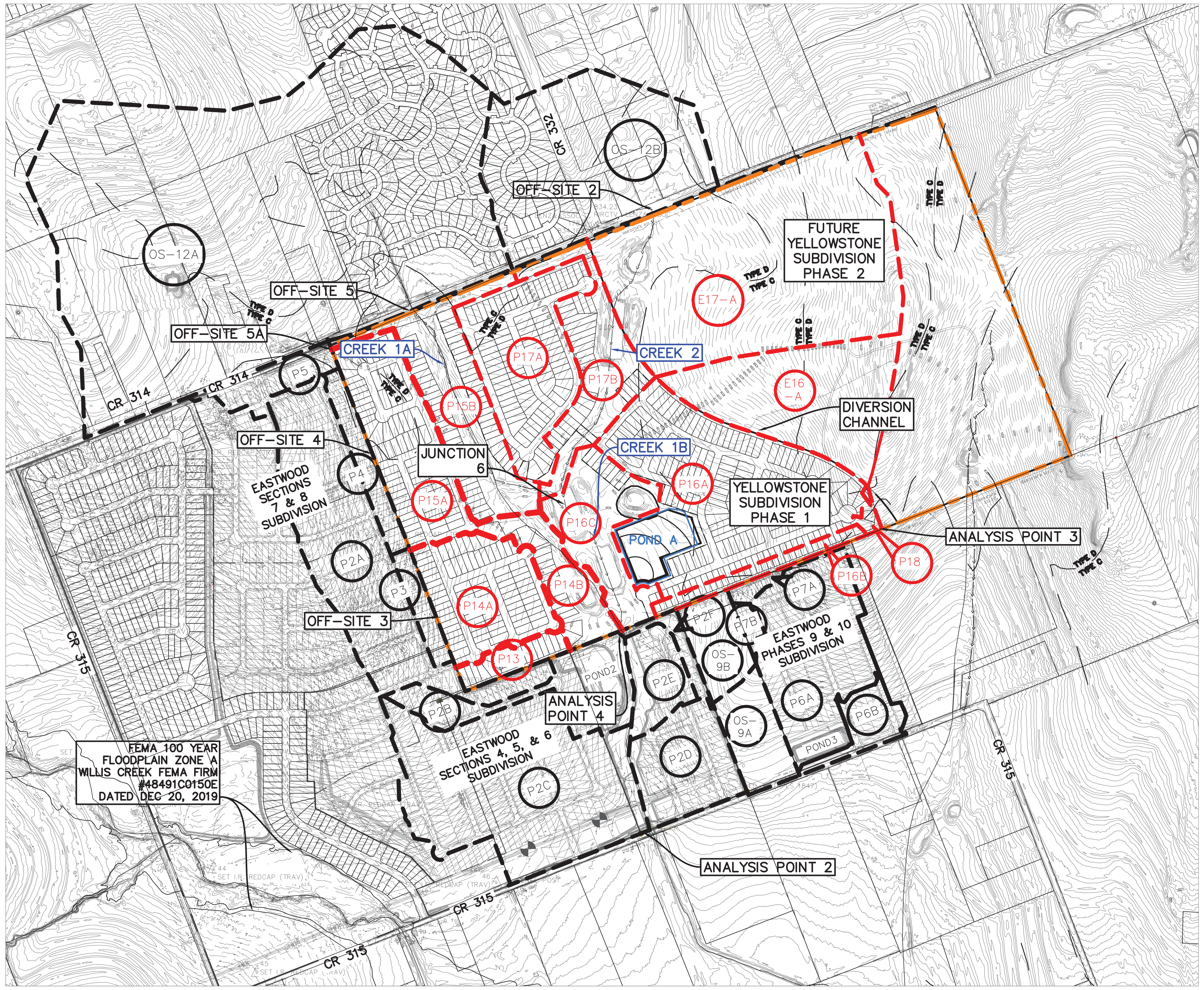
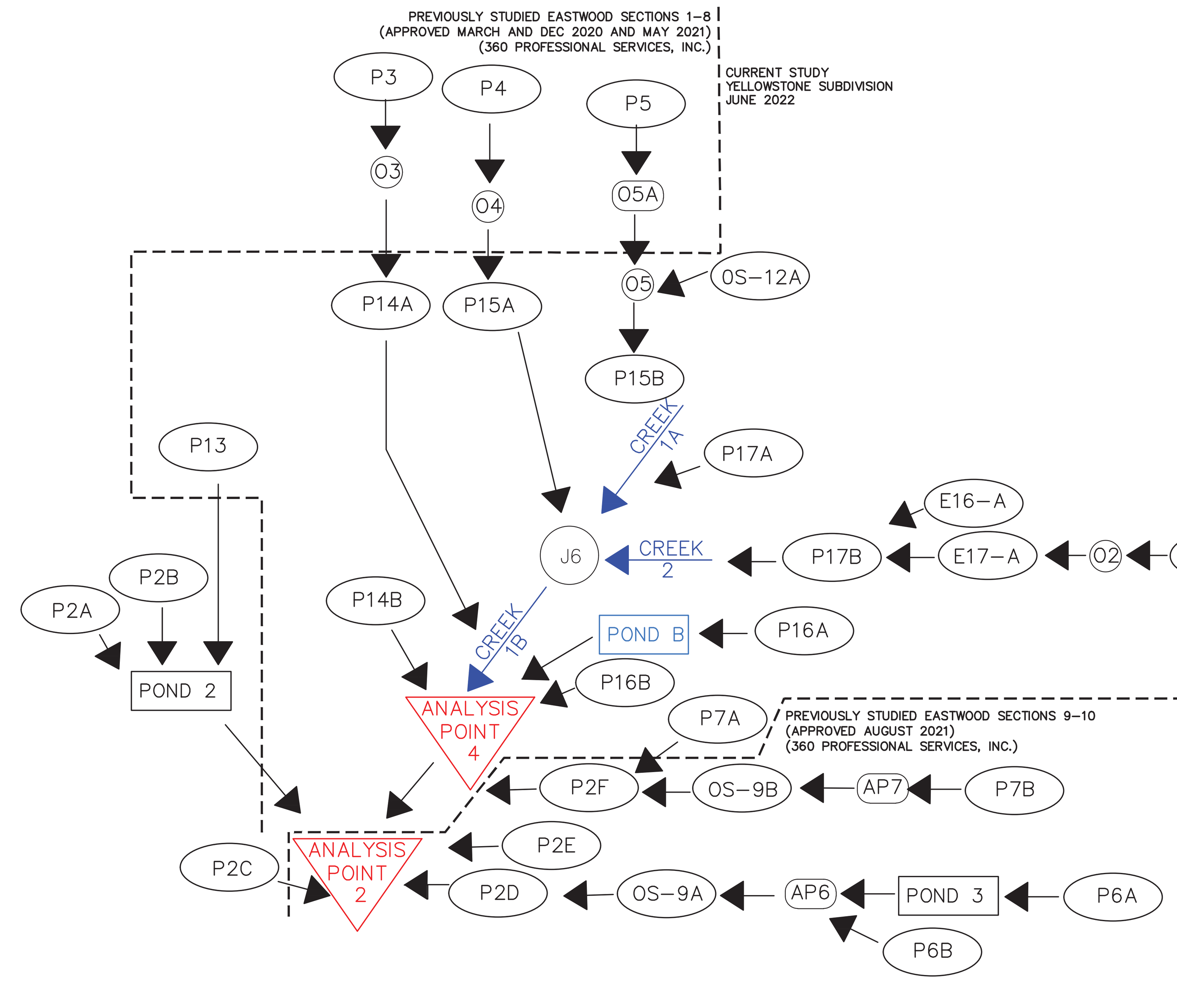
PLOT DATE: 9/25/2025 9:44:43 AM CDT BY: tsel
FILE: C:\Users\tsel\Documents\360 PS\Contents Development\Yellowstone Phase 1\dwg\Landdev\940.dwg

PHASE 1 PROPOSED CONDITIONS



PROPOSED CONDITIONS



SCALE IN FEET

500 250 0 500

PROPOSED CONDITIONS - SCS METHOD SUMMARY (Atlas 14 San Gabriel Watershed)

Area ID	DA (ac.)	IC (ac.)	IC (%)	TOC (min.)	TOC (hr.)	% C Soil	% D Soil	CN	Q2	Q10	Q25	Q100
E16-A	19.8	-	0%	23	0.38	37%	63%	77.8	23	50	70	107
E17-A	50.3	-	0%	28	0.47	37%	63%	77.8	62	130	182	278
P13	2.9	1.4	50%	16	0.27	37%	63%	87.9	6	12	15	22
P14A	13.0	7.8	60%	19	0.32	37%	63%	89.9	29	50	66	94
P14B	6.9	2.1	30%	16	0.27	37%	63%	83.9	13	25	34	50
P15A	14.8	8.9	60%	26	0.44	37%	63%	89.9	30	53	69	98
P15B	15.8	4.7	30%	22	0.37	37%	63%	83.9	27	52	70	103
P16A	32.9	18.1	55%	24	0.40	37%	63%	88.9	65	115	152	217
P16B	3.0	0.9	30%	18	0.30	37%	63%	83.9	6	11	14	21
P16C	10.9	1.1	10%	20	0.33	37%	63%	79.8	17	34	47	71
P17A	16.9	10.2	60%	28	0.47	37%	63%	89.9	32	56	73	105
P17B	11.6	3.5	30%	29	0.48	37%	63%	83.9	18	34	46	68
P18	0.6	0.3	50%	10	0.17	37%	63%	87.9	1	1	2	3
TOTAL PH 1	**199.4**	**59.0**	**30%**									
CN:	C Type Good Condition Grass:				74							
	D Type Good Condition Grass:				80							
	Impervious Cover:				98							

ANALYSIS AND JUNCTION POINT FLOW DISCHARGE (CFS) - PHASE 1

AP	2 YR (EX)	*2 YR (PR)*	10 YR (EX)	*10 YR (PR)*	25 YR (EX)	*25 YR (PR)*	100 YR (EX)	*100 YR (PR)*
AP 2	566	*566*	1,158	*1,138*	1,644	*1,611*	2,526	*2,467*
AP 3	1	*1*	2	*1*	3	*2*	5	*3*
AP 4	440	*453*	899	*890*	1,245	*1,231*	1,878	*1,864*
OS2	51	*51*	98	*98*	132	*132*	195	*195*
OS5	202	*202*	381	*381*	512	*512*	747	*747*
J6	339	410	675	*802*	927	*1,094*	1,388	*1,625*

Detention Pond A Stage/Volume/Discharge

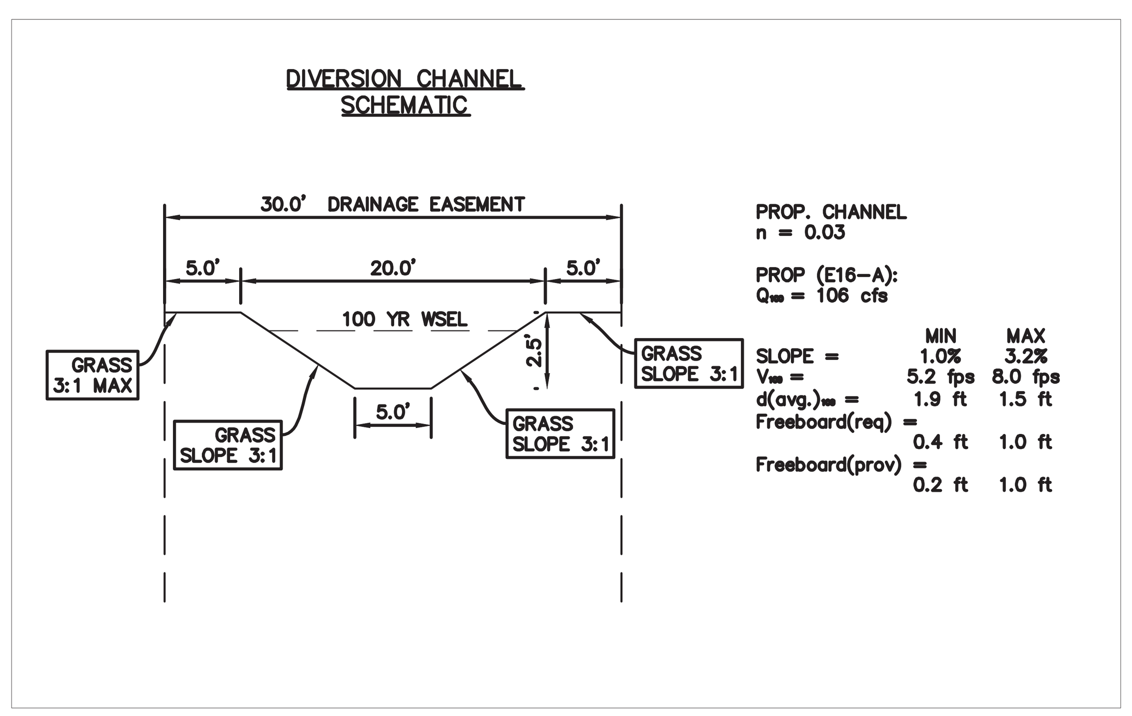
STAGE (FT)	CONTOUR AREA (AC)	CONICAL AREA (SF)	INCREMENTAL VOLUME (ac-ft)	CUMULATIVE VOLUME (ac-ft)	CUMULATIVE VOLUME (CF)	Pipe #1 size (in) 1-10"@ 800 Q (cfs)	Weir #1 length (ft) 10' @ 803.5 Q (cfs)	TOTAL Q (cfs)
800.0	0.000	-	0.000	0.000	-	0	0	0
801.0	0.411	17,893	0.137	0.137	5,959	2	0	2
802.0	1.577	121,674	0.930	1.067	46,476	3	0	3
803.0	2.914	289,067	2.210	3.277	142,735	4	0	4
804.0	3.518	419,701	3.208	6.485	282,496	5	21	26
805.0	3.674	469,909	3.592	10.077	438,976	6	110	116
805.9	3.763	485,896	3.343	13.421	584,599	6	223	229

DETENTION POND A ROUTING SUMMARY

STORM EVENT	IN (CFS)	OUT (CFS)	WSEL
2-YEAR	65	4	803.3
10-YEAR	115	22	804.2
25-YEAR	152	43	804.7
100-YEAR	217	89	805.5

TIME OF CONCENTRATION - SCS METHODOLOGY

	SHEET FLOW: Tc = (0.007(nL)^0.8)/(P2^0.5)(s^0.4)							SHALLOW CONC/PIPE FLOW : Tc = L / 60*V							CHANNEL FLOW: SEGMENT 1 $V = 1.49R^{2/3}S^{1/2} / n$								TOTAL	
Basin	Length (ft)	Elev1	Elev2	Slope (ft/ft)	2-year/24-hr Rainfall Depth COA (in)	Manning's "n"	T_{c1} (min)	Length (ft)	Elev2	Elev3	Slope (ft/ft)	Condition TR-55 Fig. 3-1	Vavg (ft/sec)	T_{c2} (min)	Hyd Radius (ft)	Length (ft)	Elev3	Elev4	Slope (ft/ft)	Manning's "n"	V (fps)	T_{c3} (min)	T_{cTOTAL} (min)	Tc (hrs)
E16-A	100	884.0	881.0	0.030	4.06	0.300	12.88	1700	881.0	830.0	0.030	Unpaved	2.79	10.14									23.0	0.38
E17-A	100	870.0	868.5	0.015	4.06	0.300	16.99	1480	868.5	828.0	0.027	Unpaved	2.67	9.24	2.2	650.0	828.0	820.0	0.012	0.045	6.2	1.74	28.0	0.47
P13	100	817.0	814.0	0.030	4.06	0.300	12.88	600	814.0	800.0	0.023	Paved	3.11	3.22									16.1	0.27
P14A	100	824.0	820.0	0.040	4.06	0.300	11.48	1210	820.0	799.0	0.017	Paved	2.68	7.53									19.0	0.32
P14B	100	814.0	809.0	0.050	4.06	0.300	10.50	750	809.0	794.0	0.020	Unpaved	2.28	5.48									16.0	0.27
P15A	100	832.0	828.0	0.040	4.06	0.300	11.48	1760	828.0	811.0	0.010	Paved	2.00	14.68									26.2	0.44
P15B	100	833.0	828.0	0.050	4.06	0.300	10.50	1460	828.0	803.0	0.017	Unpaved	2.11	11.53									22.0	0.37
P16A	100	830.0	826.0	0.040	4.06	0.300	11.48	1590	826.0	808.0	0.011	Paved	2.16	12.25									23.7	0.40
P16B	100	842.0	837.0	0.050	4.06	0.300	10.50	1250	837.0	800.0	0.030	Unpaved	2.78	7.51									18.0	0.30
P16C	100	808.0	804.0	0.040	4.06	0.300	11.48	880	804.0	794.0	0.011	Unpaved	1.72	8.53									20.0	0.33
P17A	100	829.0	826.0	0.030	4.06	0.300	12.88	1600	826.0	814.0	0.008	Paved	1.76	15.15									28.0	0.47
P17B	100	831.0	829.0	0.020	4.06	0.300	15.15	950	829.0	820.0	0.009	Unpaved	1.57	10.08	2.2	1250.0	820.0	805.0	0.012	0.045	6.2	3.38	28.6	0.48
P18	100	854.0	847.5	0.065	4.06	0.300	9.45	130	847.5	840.0	0.058	Unpaved	3.88	0.56									10.0	0.17



NOTES:

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2. REFER TO THE ASSOCIATED YELLOWSTONE PHASE 1 DRAINAGE REPORT FOR ADDITIONAL INFORMATION (DATED MARCH 2025 BY 360 PROFESSIONAL SERVICES, INC. F4932) AND APPROVED BY WILLIAMSON COUNTY APRIL 9, 2025.
3. ALL PONDS AND CHANNELS TO BE FULLY DESIGNED AND PERMITTED WITH CONSTRUCTION DRAWINGS.

TEXAS FIRM REGISTRATION F4932
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PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

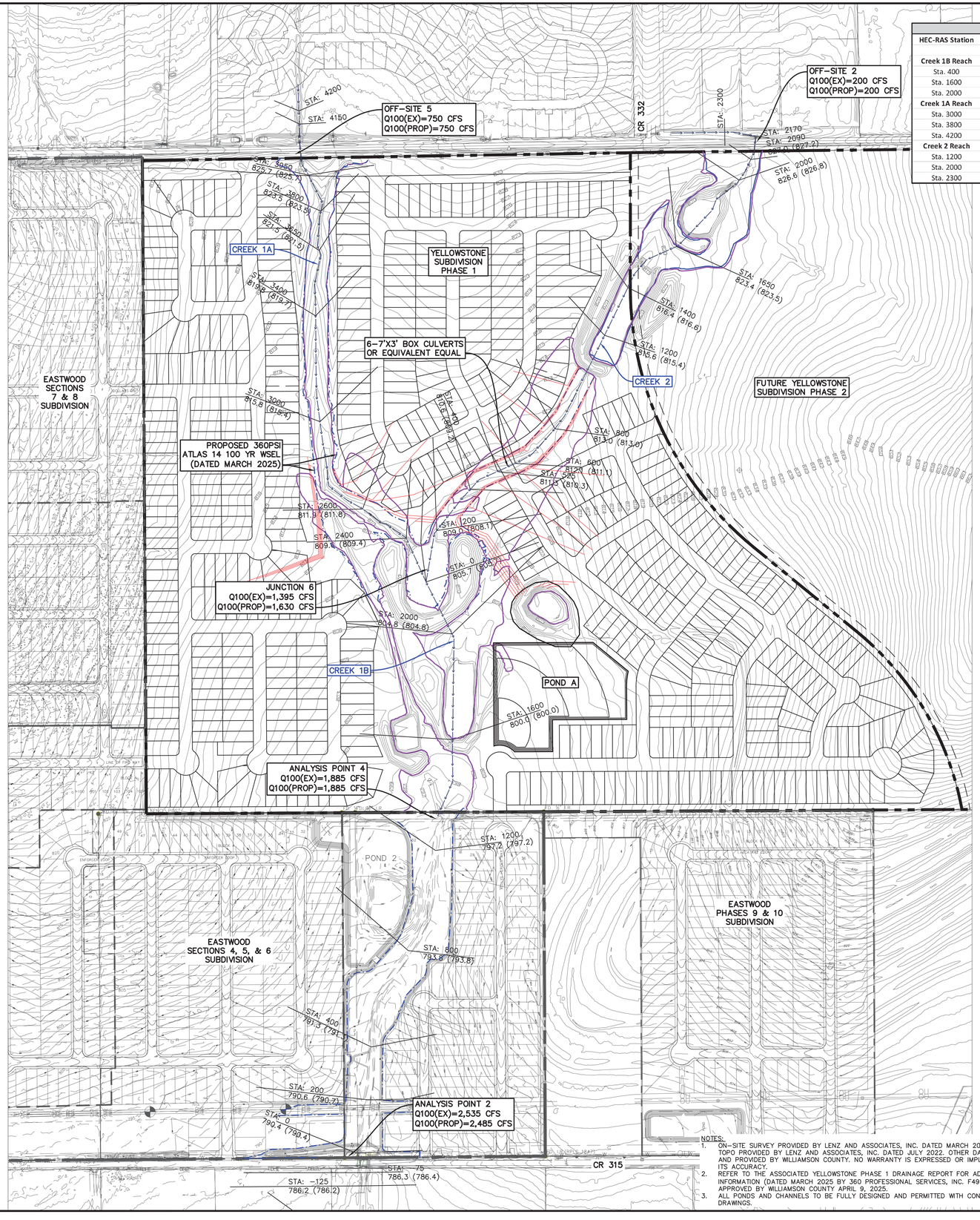
YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

OVERALL PROPOSED DRAINAGE AREA MAP

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET 12

IMAGES: SJF Sign.tif
FILE: C:\Users\lesli\Documents\360PSI\Sonterra Development\Yellowstone Phase 1\Cad\Exhibits\DAM.dwg LAYOUT: PHASE 1 PLOT DATE: 9/25/2025 7:46am PLOTTED BY: lesli
XREFS: x2436 xaerial xsite Eastwood Ph IV, V, & VI xsite Eastwood Section 7 8 xsite Eastwood 9 10 xsite Yellowstone Phase 1 xsite Yellowstone Phase 2 xsite Eastwood West xgis topo ewan xtopo Eastwood xtopo_Sections 9&10 xtopo_yellowstone xgis_ewan



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Drainage Model Analysis Points vs. HEC-RAS Flow Data

HEC-RAS Station	Existing Analysis Point	100 Year Flows (CFS) Existing DAM	100 Year Flows (CFS) Existing HEC-RAS	100 Year Flows (CFS) Proposed DAM	100 Year Flows (CFS) Proposed HEC-RAS
Creek 1B Reach					
Sta. 400	AP 2	2,526	2,535	2,467	2,485
Sta. 1600	AP 4	1,878	1,885	1,864	1,885
Sta. 2000	Junction 6	1,388	1,395	1,625	1,630
Creek 1A Reach					
Sta. 3000	OS5 + E15	848	855	1,054	1,060
Sta. 3800	OS5 + E15	848	855	851	855
Sta. 4200	OFF-SITE 5	747	750	747	750
Creek 2 Reach					
Sta. 1200	OS2 + E17	602	605	540	545
Sta. 2000	OS2 + E17	602	605	472	475
Sta. 2300	OFF-SITE 2	195	200	195	200

LEGEND

- PROPOSED 360 100 YR WSEL
- EXISTING 360 100 YR WSEL
- CREEK CENTERLINE
- STA: 100 / 800.6 (800.6) — CROSS SECTION STATION / 360 PROP ELEV (360 EX ELEV)
- 800 — PROPOSED CONTOURS

N W E S

SCALE IN FEET
200 100 0 200

			Yellowstone Phase 1 Subdivision				Eastwood Subdivision				
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Depth (ft)	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Depth (ft)	Depth Delta (ft)
1B	1200	100 YR	1885	792.5	797.2	4.7	1545	792.5	797.0	4.5	0.3
1B	800	100 YR	1885	789.2	793.8	4.5	1545	789.2	793.5	4.3	0.3
1B	400	100 YR	2535	784.9	791.3	6.4	2020	784.9	790.9	6.0	0.4
1B	200	100 YR	2535	784.0	790.7	6.7	2020	784.0	790.3	6.3	0.4
1B	0	100 YR	2535	781.6	790.4	8.8	2020	781.6	790.1	8.5	0.3

100 Year Hec Ras Summary Existing with CR 314 Culverts (6/25/24)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (ft/s)	Freeboard Req (ft)
1A	4200	100 YR	750	835.2	836.8	836.8	128.8	200.0	1.0	1.6	5.9	0.5
1A	4150	100 YR	750	833.5	834.8	834.8	139.0	195.4	1.0	1.3	5.4	0.5
1A	3950	100 YR	750	823.1	825.7		219.9	212.5	0.6	2.6	3.5	0.2
1A	3800	100 YR	855	818.6	823.5	823.2	160.3	121.0	0.8	4.9	5.3	0.4
1A	3650	100 YR	855	817.6	821.5		182.7	113.5	0.7	3.9	4.7	0.3
1A	3400	100 YR	855	816.3	819.7		225.2	122.0	0.5	3.4	3.8	0.2
1A	3000	100 YR	855	813.1	815.4	815.3	142.8	184.5	0.9	2.4	6.0	0.6
1A	2600	100 YR	855	809.0	811.8		322.8	308.5	0.5	2.8	2.7	0.1
1A	2400	100 YR	855	805.8	809.4	809.3	203.0	301.5	0.9	3.6	4.2	0.3
1B	2000	100 YR	1395	801.7	804.8		429.7	381.4	0.5	3.0	3.3	0.2
1B	1600	100 YR	1885	796.8	800.0		348.8	220.2	0.8	3.2	5.4	0.5
1B	1200	100 YR	1885	792.5	797.2	796.5	406.9	260.8	0.5	4.7	5.1	0.4
1B	800	100 YR	1885	789.2	793.8	793.8	267.4	151.1	0.8	4.5	8.2	1.0
1B	400	100 YR	2535	784.9	791.3		469.3	145.3	0.5	6.4	5.8	0.5
1B	200	100 YR	2535	784.0	790.7		517.5	142.4	0.4	6.7	5.2	0.4
1B	0	100 YR	2535	781.6	790.4	788.2	746.5	278.7	0.3	8.8	4.6	0.3
1B	-70		Culvert									
1B	-75	100 YR	2535	780.8	786.4	786.4	203.1	272.5	1.0	5.6	12.5	2.4
1B	-125	100 YR	2535	780.5	786.2	785.2	635.4	356.2	0.5	5.7	5.9	0.5
1B	-400	100 YR	2535	780.0	784.3	784.0	438.9	281.1	0.7	4.3	7.3	0.8
2	2300	100 YR	200	829.3	831.1	831.0	43.1	61.4	0.8	1.8	4.6	0.3
2	2180	100 YR	200	826.2	828.6	828.4	40.6	38.6	0.9	2.4	4.9	0.4
2	2090	100 YR	200	825.5	827.2		63.9	88.1	0.7	1.7	3.1	0.2
2	2000	100 YR	605	824.0	826.8	826.1	269.9	232.7	0.4	2.9	2.2	0.1
2	1650	100 YR	605	822.3	823.5	823.5	130.8	206.5	1.0	1.2	4.6	0.3
2	1400	100 YR	605	814.1	816.6		239.3	105.7	0.3	2.4	2.5	0.1
2	1200	100 YR	605	814.0	815.4		121.3	104.5	0.8	1.3	5.0	0.4
2	800	100 YR	605	809.6	813.0	812.3	317.0	306.6	0.3	3.5	1.9	0.1
2	600	100 YR	605	808.5	811.1		213.9	265.4	0.5	2.5	3.0	0.1
2	525	100 YR	605	808.8	810.3		200.2	293.6	0.6	1.5	3.1	0.1
2	400	100 YR	605	807.8	809.2		258.4	327.9	0.5	1.4	2.3	0.1
2	200	100 YR	605	806.7	808.1		317.4	417.6	0.4	1.4	1.9	0.1
2	0	100 YR	605	804.5	805.7	805.7	151.9	332.0	1.0	1.2	4.0	0.2

100 Year Hec Ras Summary Proposed with CR 314 Culverts (6/25/24)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl	Depth (ft)	Velocity (ft/s)	Freeboard Req (ft)
1A	4200	100 YR	750	835.2	836.8	836.8	128.8	200.0	1.0	1.6	5.9	0.5
1A	4050	100 YR	750	833.5	834.8	834.8	139.0	195.4	1.0	1.3	5.4	0.5
1A	3950	100 YR	750	823.1	825.7		218.7	211.8	0.6	2.6	3.5	0.2
1A	3800	100 YR	855	818.6	823.5	823.3	162.1	122.0	0.8	4.9	5.3	0.4
1A	3650	100 YR	855	817.6	821.5		179.5	112.2	0.7	3.9	4.8	0.4
1A	3400	100 YR	855	816.3	819.8		233.9	124.2	0.5	3.4	3.7	0.2
1A	3000	100 YR	1060	813.1	815.8		178.3	266.1	0.8	2.7	6.0	0.5
1A	2600	100 YR	1060	809.0	811.9		285.4	182.2	0.5	2.9	3.7	0.2
1A	2400	100 YR	1060	805.8	809.6	809.5	254.2	323.3	0.8	3.8	4.2	0.3
1B	2000	100 YR	1630	801.7	804.8		447.1	357.3	0.6	3.1	3.7	0.2
1B	1600	100 YR	1885	796.8	800.0		348.8	220.2	0.8	3.2	5.4	0.5
1B	1200	100 YR	1885	792.5	797.2	796.5	406.9	260.8	0.5	4.7	5.1	0.4
1B	800	100 YR	1885	789.2	793.8	793.8	267.4	151.1	0.8	4.5	8.2	1.0
1B	400	100 YR	2485	784.9	791.3		464.0	145.0	0.5	6.4	5.7	0.5
1B	200	100 YR	2485	784.0	790.6		513.5	142.0	0.4	6.6	5.1	0.4
1B	0	100 YR	2485	781.6	790.4	788.1	741.0	273.7	0.3	8.8	4.5	0.3
1B	-70		Culvert									
1B	-75	100 YR	2485	780.8	786.3	786.3	199.8	257.8	1.0	5.5	12.4	2.4
1B	-125	100 YR	2485	780.5	786.2	785.2	624.9	351.5	0.5	5.7	5.9	0.5
1B	-400	100 YR	2485	780.0	784.3	784.0	431.5	277.0	0.7	4.3	7.2	0.8
2	2300	100 YR	200	829.3	831.0	831.0	39.0	53.6	1.0	1.7	5.1	0.4
2	2170	100 YR	200	826.2	828.7	828.4	46.4	41.4	0.7	2.5	4.3	0.3
2	2090	100 YR	200	825.5	827.0	826.9	47.0	65.6	0.9	1.5	4.3	0.3
2	2000	100 YR	475	824.0	826.6	825.9	229.3	216.8	0.4	2.7	2.1	0.1
2	1650	100 YR	475	822.3	823.4	823.4	109.7	196.9	1.0	1.1	4.3	0.3
2	1400	100 YR	475	814.1	816.4		220.4	104.7	0.3	2.3	2.2	0.1
2	1200	100 YR	545	814.0	815.6	815.1	144.0	105.8	0.6	1.5	3.8	0.2
2	800	100 YR	545	809.6	813.0		158.9	86.9	0.5	3.5	3.4	0.2
2	600	100 YR	545	808.5	812.1	810.7	251.7	114.1	0.3	3.6	2.2	0.1
2	535		Culvert									
2	525	100 YR	545	808.8	811.3		208.6	113.0	0.3	2.5	2.6	0.1
2	400	100 YR	545	808.7	810.6		136.4	92.4	0.6	1.9	4.0	0.2
2	200	100 YR	545	807.4	809.0	808.5	163.6	142.6	0.6	1.6	3.3	0.2
2	0	100 YR	545	805.1	805.7	805.7	131.3	250.4	1.0	0.7	4.2	0.3

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84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

CHANNEL HEC-RAS SCHEMATIC

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
13

PLOTTED By: tsai
PLOT DATE: 9/25/2025 10:52am
LAYOUT: EX01
PLOT SCALE: 1.000000 ' / '
PLOT STYLE TABLE: acad.ctb
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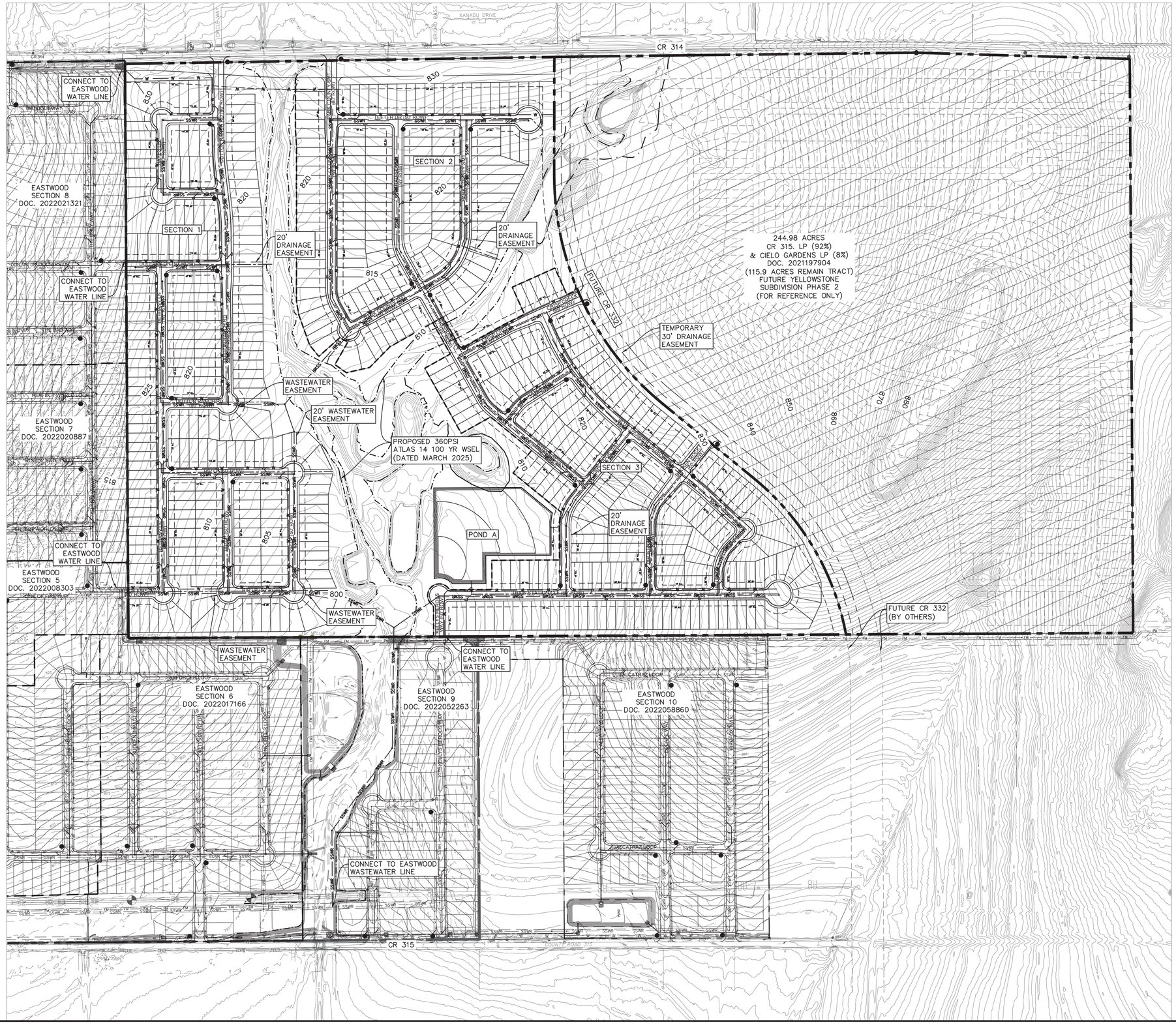
IMAGES: Saf Sign.tif



SCALE IN FEET

200 100 0 200

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- AREA NOT INCLUDED (159.5 ACRES)
- STOP SIGN

NOTES:
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SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES SxF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

OVERALL UTILITY LAYOUT

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
14

XREFs: C:\Users\scott\Documents\360PS\Contents Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg
LAYOUT: Layout1 | PLOTTED: 9/25/2025 7:57am | xplot: 0 | DWG: C:\Users\scott\Documents\360PS\Contents Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg
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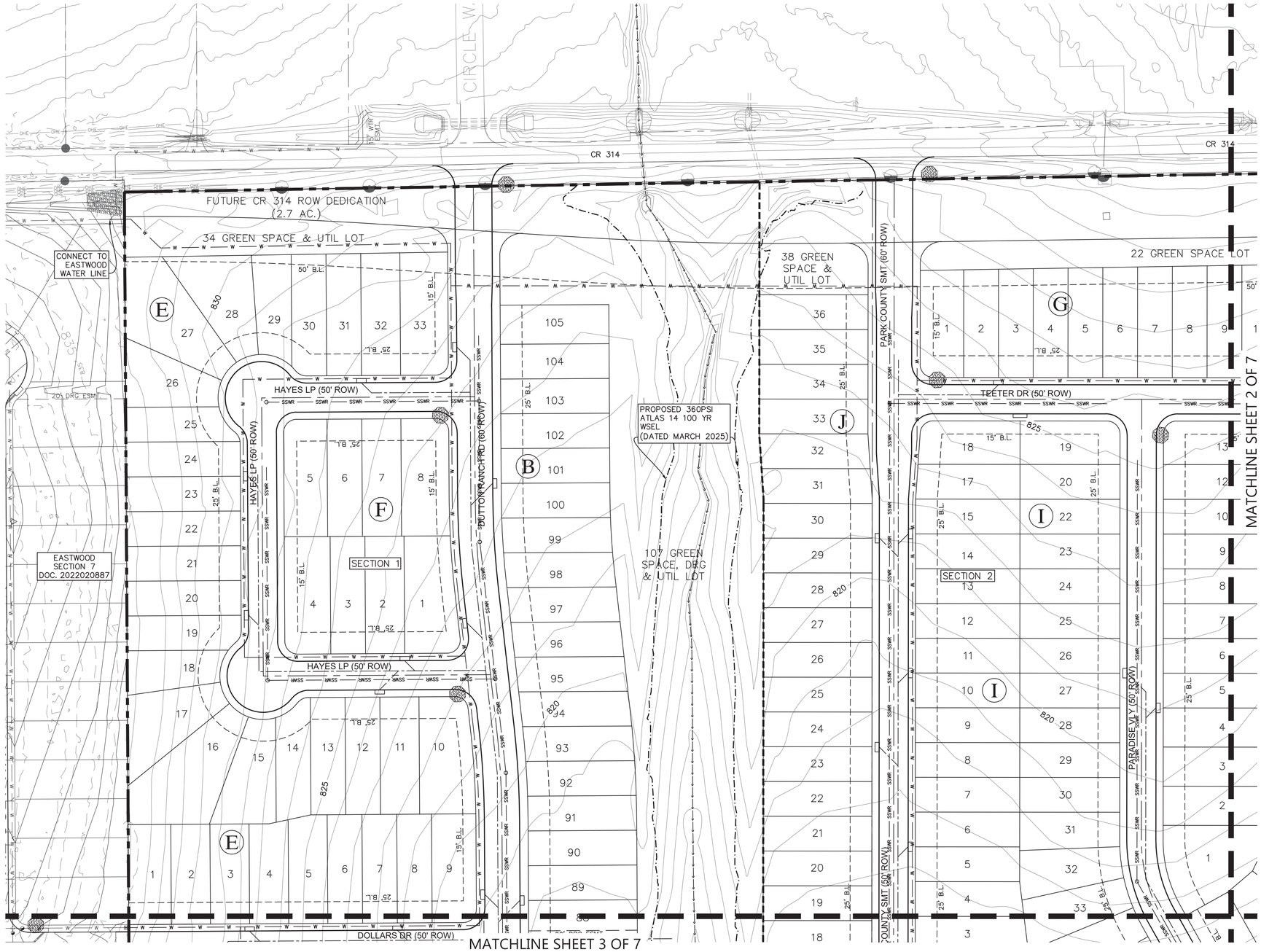

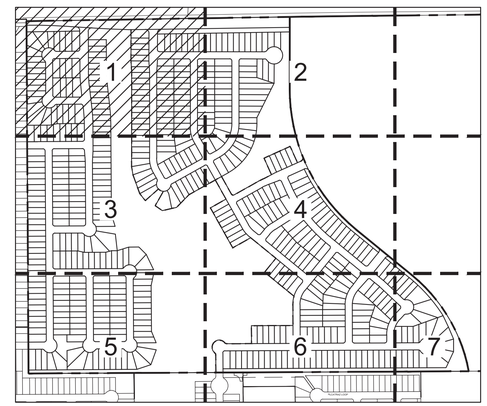

LOCATION MAP
N.T.S.

SCALE IN FEET
60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- STOP SIGN

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SCOTT J. FOSTER
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LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1 JARRELL, TEXAS

UTILITY LAYOUT (SHEET 1 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
15

REF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOT DATE: 9/25/2025 - 7:52am
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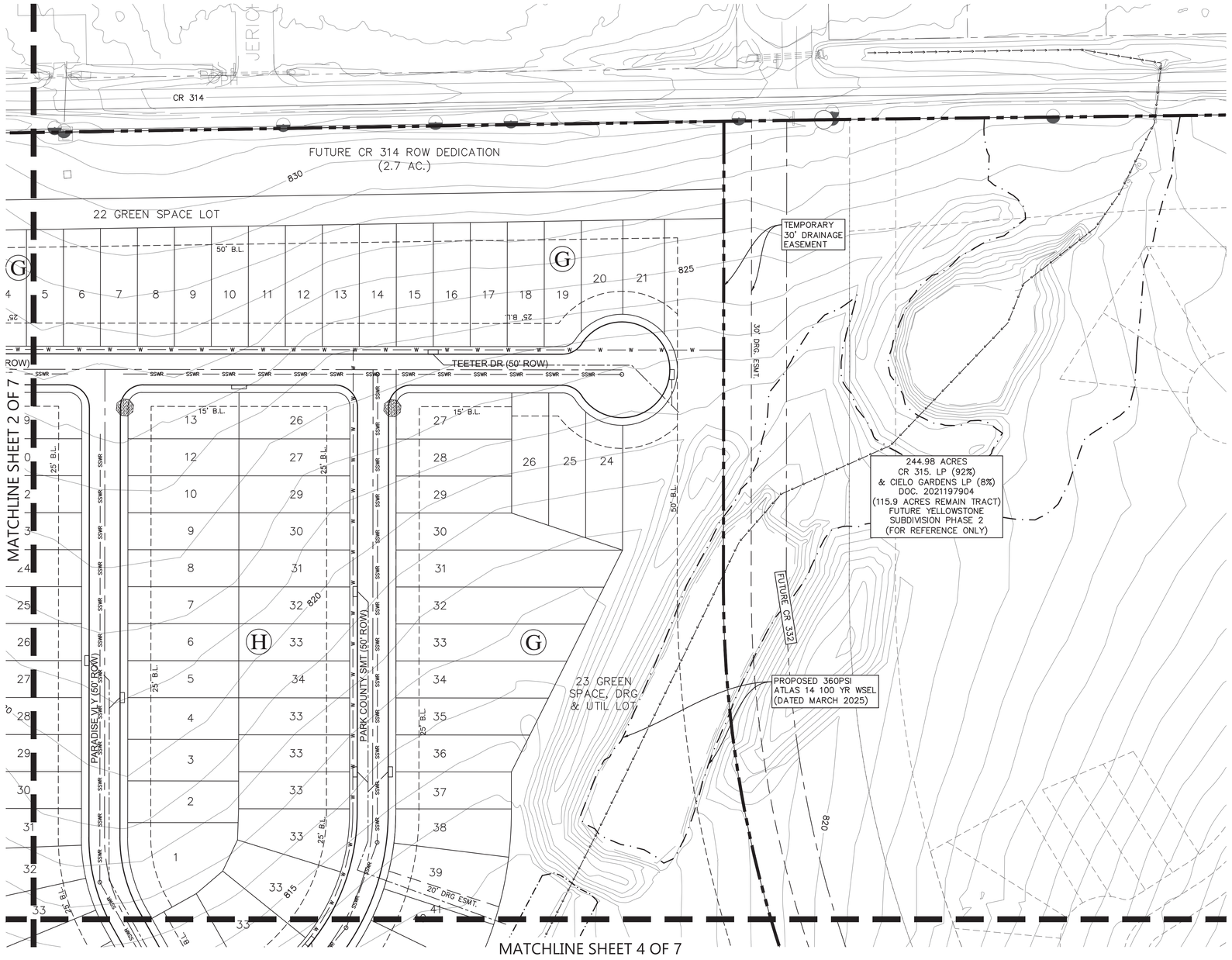
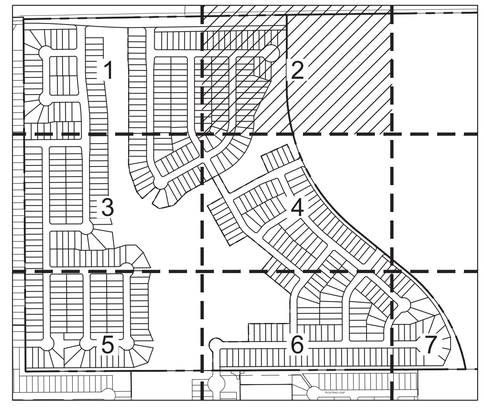
XREF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOT DATE: 9/25/2025 - 7:52am
XREF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOTTED BY: test
XREF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOT DATE: 9/25/2025 - 7:52am
XREF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOTTED BY: test
XREF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOT DATE: 9/25/2025 - 7:52am
XREF: C:\Apps\Land\Documents\2024\Projects\Centerra Development\Yellowstone Phase 1\Land\Land\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 01 (2) PLOTTED BY: test





LOCATION MAP
N.T.S.

SCALE IN FEET
60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- STOP SIGN

NOTES:
1. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON-SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 2029
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1 JARRELL, TEXAS

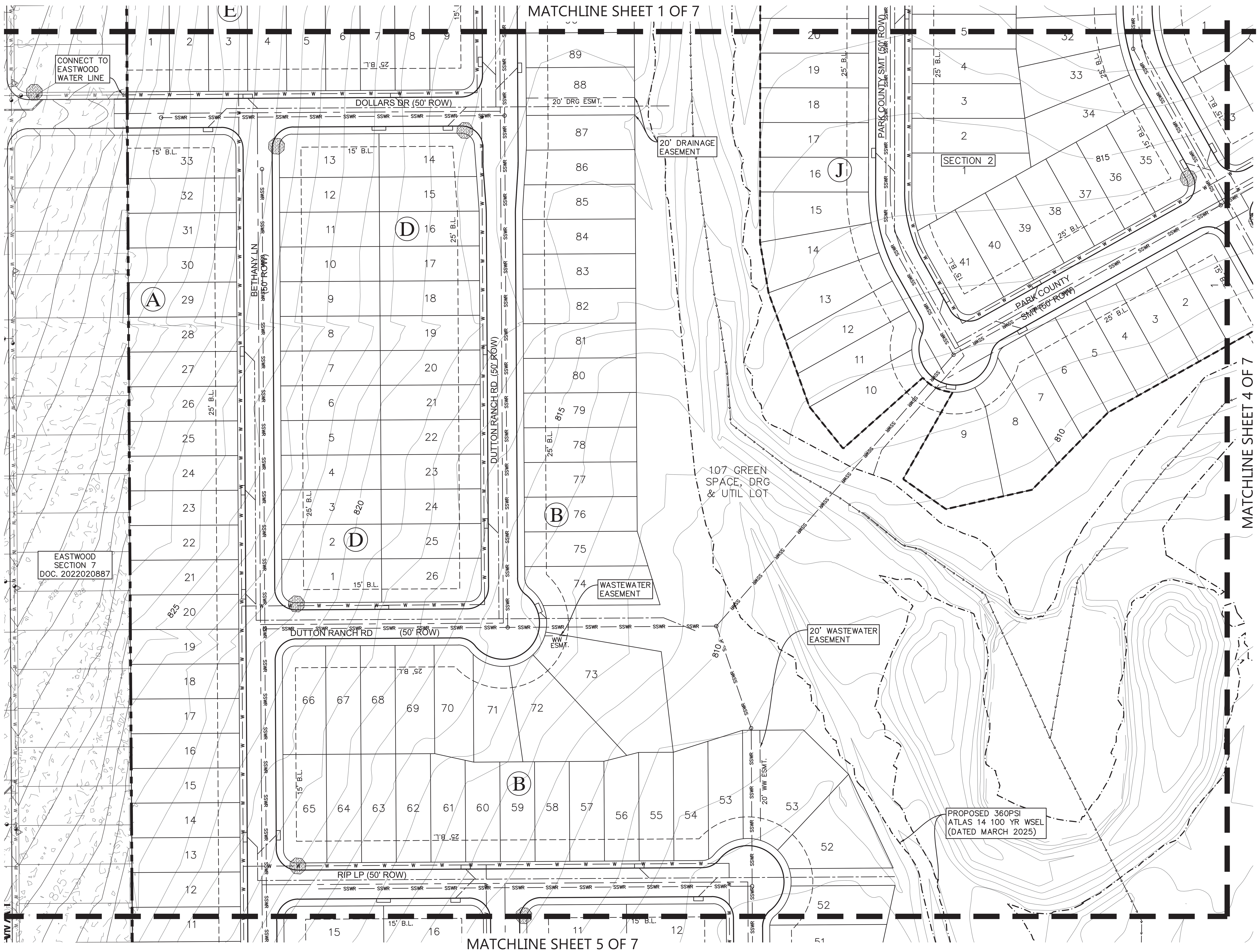
UTILITY LAYOUT (SHEET 2 OF 7)

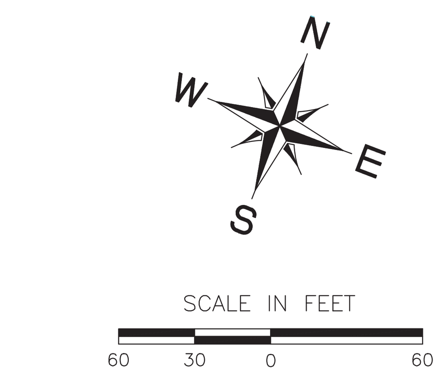
Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
16

IMAGES: SoF Sign.tif

PLOT DATE: 9/25/2025 5:54pm
PLOTTED BY: lepi
XREFS: C:\Users\lepi\Documents\360PS\Systems Development\Yellowstone Phase 1\Cad\Xrefs\Yellowstone Ph 1 Preliminary.dwg
LAYOUT: 02 (2)
C:\Users\lepi\Documents\360PS\Systems Development\Yellowstone Phase 1\Cad\Xrefs\Yellowstone Ph 1 Preliminary.dwg, 4 Aug 2025 - 4:46pm, lepi, Layout: 02 (2), Plotted: 9/25/2025 5:54pm, Plotted By: lepi

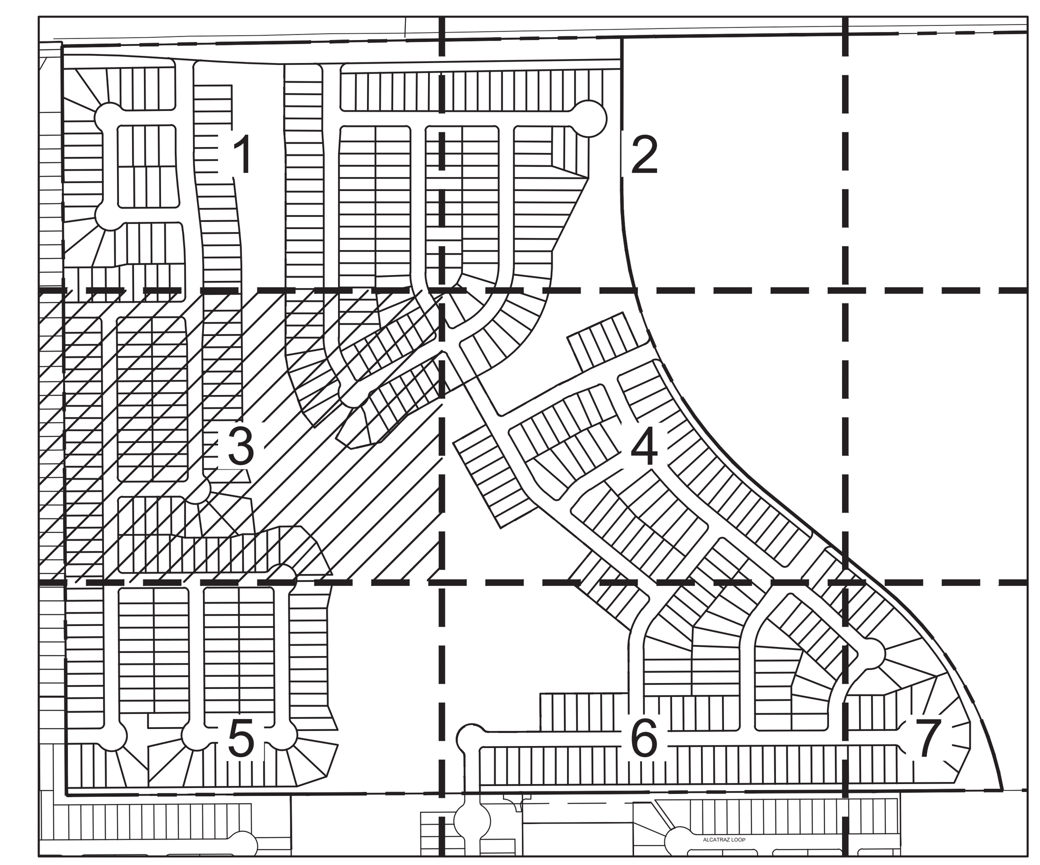




LEGEND

— — · — —	SUBJECT PROPERTY
- - - - -	SECTION LINES
———	PROPERTY LINES
— W — W —	PROP. WATER LINE
— SSWR — SSWR —	PROP. WASTEWATER LINE
— · — · —	PROP. STORM LINE
(octagon)	STOP SIGN

NOTES:
1. ON-SITE SURVEY PROVIDED BY LENZ AND ASSOCIATES, INC. DATED MARCH 2022. ON-SITE TOPO PROVIDED BY LENZ AND ASSOCIATES, INC. DATED JULY 2022. OTHER DATA SHOWN AND PROVIDED BY WILLIAMSON COUNTY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO ITS ACCURACY.



LOCATION MAP
N.T.S.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

UTILITY LAYOUT (SHEET 3 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
17

FILE: C:\Users\lesli\Documents\360PSI\Sonterra Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 03 (2) PLOT DATE: 9/25/2025 7:53am PLOTTED BY: lesli
XREFS: x2436 xaerial xtopo Eastwood xgis_ewan xsite Eastwood Ph IV, V, & VI xsite Eastwood Section 7 8 xsite Eastwood 9 10 xsite Yellowstone Phase 1 xsite Eastwood West xsurvey Ewan_360psi xsurvey_360psi xtopo_yellowstone xgis topo ewan xtopo_Sections 9&10 xPD Yellowstone Phase 2

MATCHLINE SHEET 2 OF 7

MATCHLINE SHEET 3 OF 7

MATCHLINE SHEET 6 OF 7

20' DRAINAGE EASEMENT

PROPOSED 360PSI ATLAS 14 100 YR WSEL (DATED MARCH 2025)

TEMPORARY 30' DRAINAGE EASEMENT

244.98 ACRES
CR 315, LP (92%)
& CIELO GARDENS LP (8%)
DOC. 2021197904
(115.9 ACRES REMAIN TRACT)
FUTURE YELLOWSTONE
SUBDIVISION PHASE 2
(FOR REFERENCE ONLY)

CRISP CREEK (60' ROW)

PARADISE VLY (60' ROW)

KAYCE DV (60' ROW)

PINE RIDGE WAY (60' ROW)

BLUE THUNDER DR (60' ROW)

BROKEN ROCK LN (60' ROW)

20 GREEN SPACE LOT

FUTURE CR 332

30' DRG. ESMT.

SECTION 3

N

W E

S

SCALE IN FEET

60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- STOP SIGN

NOTES:
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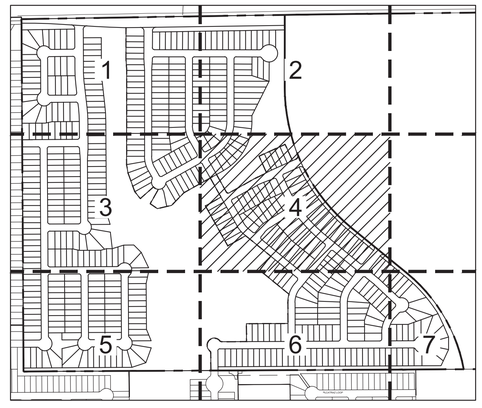

LOCATION MAP
N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 2029
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1 JARRELL, TEXAS

UTILITY LAYOUT (SHEET 4 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
18

IMAGES: SoF Sign.tif

PLOTTED BY: tepi
PLOT DATE: 9/25/2025 1:54pm
LAYOUT: 04 (2)
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C:\Users\tepi\Documents\360PS\Systems Development\Yellowstone Phase 1\Civil\Exhibits\Yellowstone Phase 1 Utility Layout Sheets.dwg
C:\Users\tepi\Documents\360PS\Systems Development\Yellowstone Phase 1\Civil\Exhibits\Yellowstone Phase 1 Utility Layout Sheets_wStreetNames.dwg
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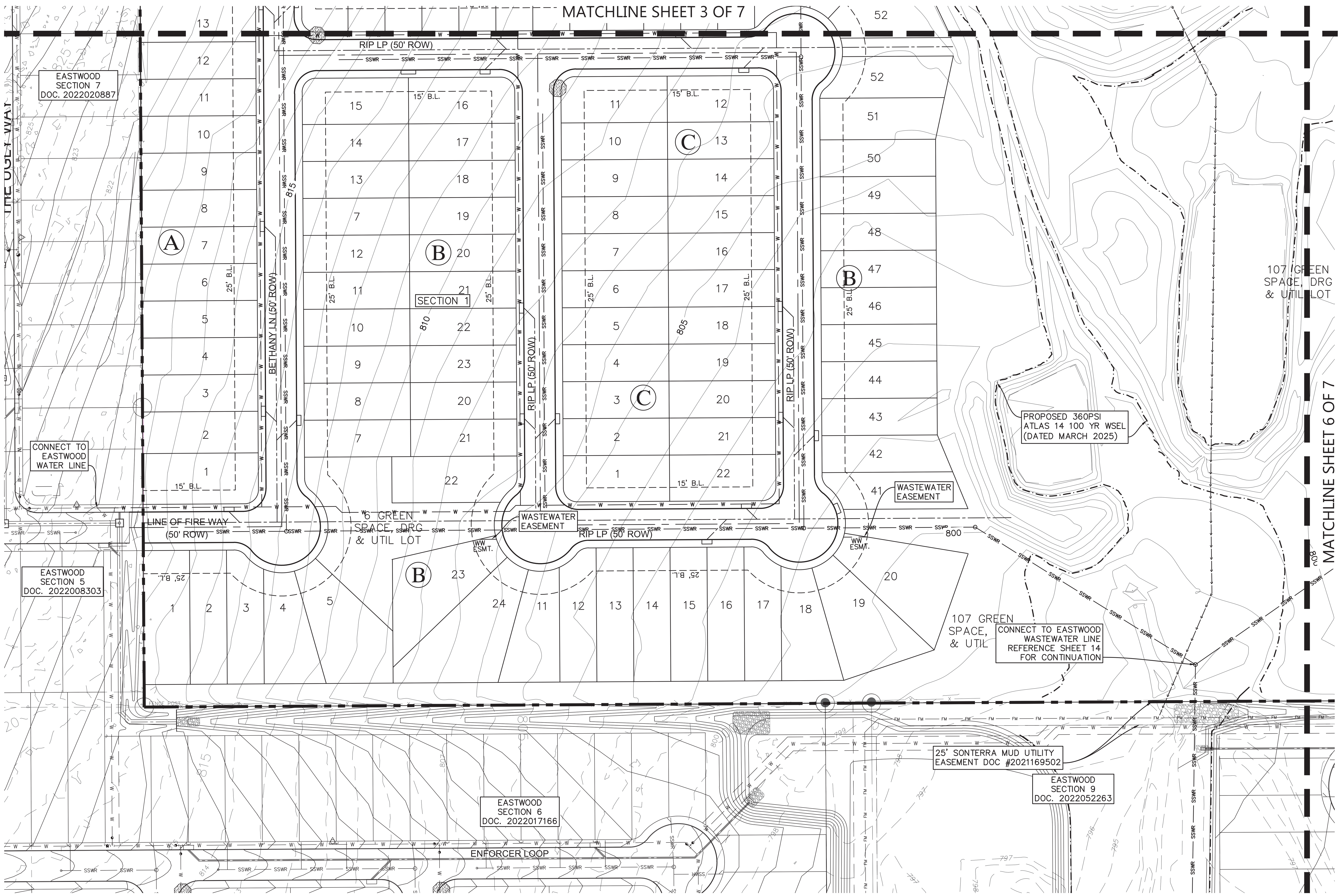

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- STOP SIGN

SCALE IN FEET: 60 30 0 60

NOTES:
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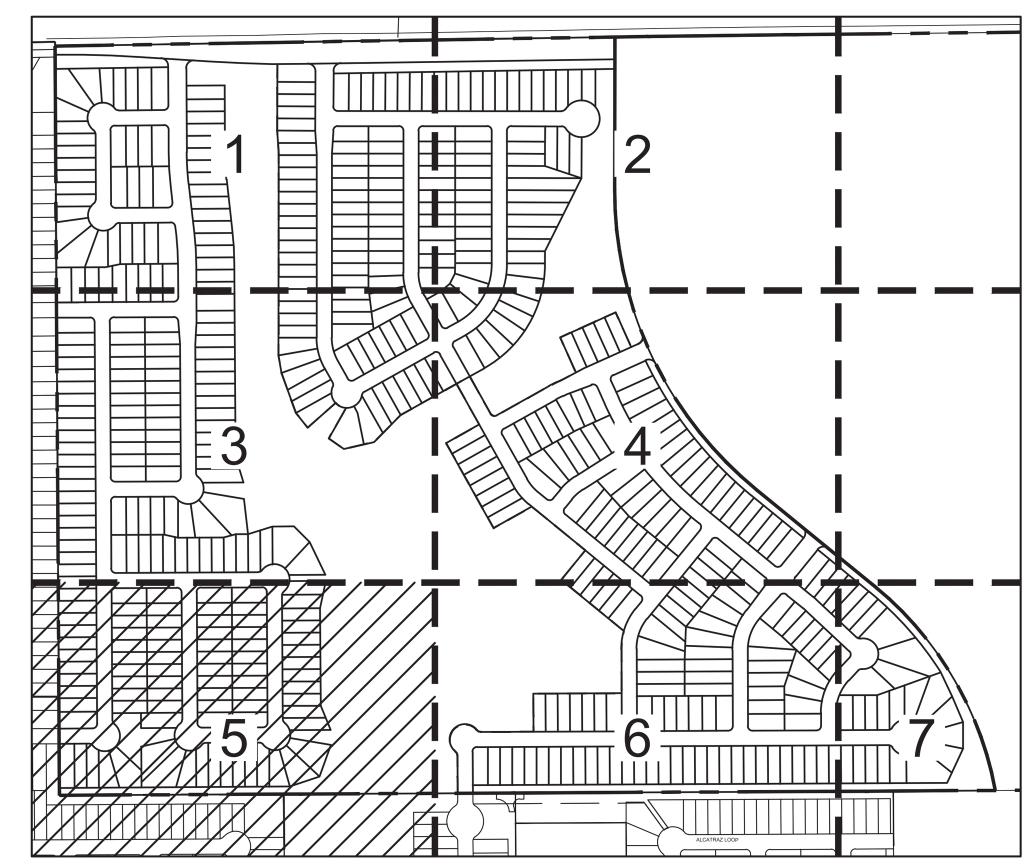

LOCATION MAP
N.T.S.

360 PROFESSIONAL SERVICES, INC.
TEXAS FIRM REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

STATE OF TEXAS
SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

IMAGES: SJF Sign.tif

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

UTILITY LAYOUT (SHEET 5 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
19

FILE: C:\Users\lesli\Documents\360PSI\Sonterra Development\Yellowstone Phase 1\Cad\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg LAYOUT: 05 (2) PLOT DATE: 9/25/2025 7:56am PLOTTED BY: lesli
XREFS: x2436 xaerial xtopo Eastwood xgis_ewan xsite Eastwood Ph IV, V, & VI xsite Eastwood Section 7 8 xsite Eastwood 9 10 xsite Yellowstone Phase 1 xsite Eastwood West xsurvey Ewan_360psi xsurvey_360psi xtopo_yellowstone xgis topo ewan xtopo_Sections 9&10 xPD Yellowstone Phase 2

MATCHLINE SHEET 4 OF 7

MATCHLINE SHEET 5 OF 7

MATCHLINE SHEET 7 OF 7

107 GREEN SPACE, DRG & UTIL LOT

POND A

PINE RIDGE WAY (50' ROW)

BROKEN ROCK LN (50' ROW)

BLUE THUNDER DR (50' ROW)

BLUE THUNDER DR (50' ROW)

SECTION 3

TRAIN STATION CLF (50' ROW)

TRAIN STATION CLF (50' ROW)

KELLY'S HEROES WAY (50' ROW)

CONNECT TO EASTWOOD WATER LINE

58 GREEN SPACE / & DRG LOT

EASTWOOD SECTION 9 DOC. 2022052263

KELLY'S HEROES WAY

EASTWOOD SECTION 10 DOC. 2022052263

25' SONTERRA MUD UTILITY EASEMENT DOC #2021169503

ALCATRAZ LOOP

SCALE IN FEET

60 30 0 60

LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- STOP SIGN

NOTES:
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LOCATION MAP
N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 1805
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

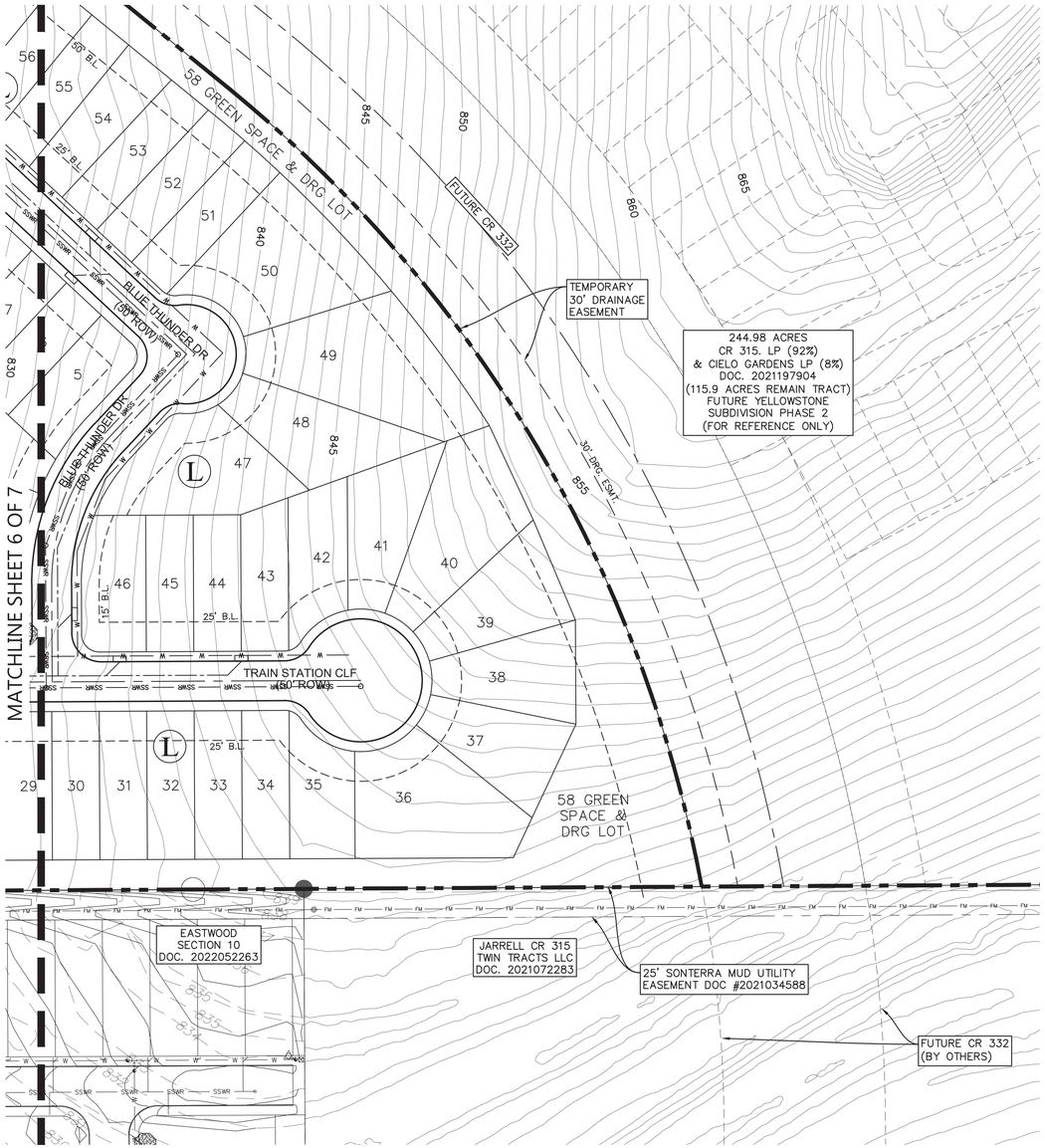
UTILITY LAYOUT (SHEET 6 OF 7)

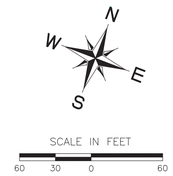
Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
20

IMAGES: SJF Sign.tif

PLOTTED BY: Matt
PLOT DATE: 9/25/2025 7:57am
LAYOUT: 06 (2)
REF'S: C:\Users\matt\Documents\360PS\Sonterra Development\Yellowstone Phase 1\Civil\Exhibits\Yellowstone Ph 1 Prelim Plat.dwg, Yellowstone Ph 1 Prelim Plat-Xref-Topo.dwg, Yellowstone Ph 1 Prelim Plat-Xref-Topo_elevations.dgn, topo_elevations.dgn, topo.dgn, dgn, xtopo_Sections 9&10.dgn, xTopo_Sections 9&10.dgn, xP3 Yellowstone Phase 2 Topo.dgn





LEGEND

- SUBJECT PROPERTY
- SECTION LINES
- PROPERTY LINES
- PROP. WATER LINE
- PROP. WASTEWATER LINE
- PROP. STORM LINE
- STOP SIGN

NOTES:
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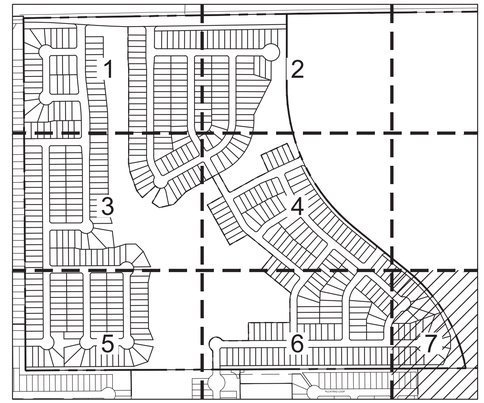

LOCATION MAP
N.T.S.

TEXAS FIRM REGISTRATION F4932
P.O. BOX 2029
CEDAR PARK, TEXAS 78630
PHONE (512) 354-4682

360 PROFESSIONAL SERVICES, INC.

SCOTT J. FOSTER
84652
LICENSED PROFESSIONAL ENGINEER
9/25/2025

YELLOWSTONE SUBDIVISION PHASE 1
JARRELL, TEXAS

UTILITY LAYOUT (SHEET 7 OF 7)

Scale: AS SHOWN
Designed by:
Drawn by:
Checked by:
Date: SEPTEMBER 2025
Project No.

SHEET
21

IMAGES: SoF Sign.tif

PLOTTED BY: test
PLOT DATE: 9/25/2025 7:58am
PLOT SCALE: 1.0000 ' / 1.0000 '
LAYOUT: 07 (2)
XREFS: V:\Projs\Jarrell\Documents\Design\Sonterra Development\Yellowstone Phase 1\Civil\Cad\Yellowstone Ph 1 Prelim Plat.dwg
V:\Projs\Jarrell\Documents\Design\Sonterra Development\Yellowstone Phase 1\Civil\Cad\Yellowstone ph 1 Prelim Plat.dwg