

NOTES:

- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- A 10' WIDE PRIVATE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 314, CR 315, OR FUTURE ARTERIAL ROADWAY.
- NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT AND THE CITY OF JARRELL RESPECTIVELY.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND RESPECTIVELY INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
- CLUSTER MAILBOX LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.
- THIS SUBDIVISION IS ANTICIPATED TO BE COMPLETED AS A SINGLE PHASE AND THEREFORE, NO PHASE BOUNDARIES ARE SHOWN.
- LOTS LESS THAN 50' OF FRONTAGE MAY NOT BE FURTHER SUBDIVIDED.
- NO LOT IN THIS SUBDIVISION IS 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. 48491C0150F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- LOT 44 BLOCK G AND LOT 21 BLOCK H ARE PROPOSED SIDE ENTRY LOTS VIA PRIVATE DRIVEWAY TO ACCESS COSTNER CROSSING.

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	PAVEMENT WIDTH (LOG-LOG)	R.O.W WIDTH
BARRELL RACER WAY	MINOR COLLECTOR	35 MPH	234 LF	37 LF	60 FT
YELLOW HORN TRAIL	LOCAL	25 MPH	2,185 LF	30 LF	50 FT
YELLOW HORN TRAIL	MINOR COLLECTOR	35 MPH	285 LF	37 LF	60 FT
DUTTON RIDGE DRIVE	MINOR COLLECTOR	35 MPH	1,002 LF	37 LF	60 FT
BISON VALLEY DRIVE	LOCAL	25 MPH	1,665 LF	30 LF	50 FT
GALLATIN RIDGE	LOCAL	25 MPH	1,447 LF	30 LF	50 FT
GALLATIN RIDGE	MINOR COLLECTOR	35 MPH	280 LF	37 LF	60 FT
RIP WHEELER WAY	LOCAL	25 MPH	212 LF	30 LF	50 FT
BECK BROTHERS BEND	LOCAL	25 MPH	1,981 LF	30 LF	50 FT
COSTNER CROSSING	LOCAL	25 MPH	3,470 LF	30 LF	50 FT
COSTNER CROSSING	MINOR COLLECTOR	35 MPH	983 LF	37 LF	60 FT
BROKEN BRAND WAY	LOCAL	25 MPH	1,644 LF	30 LF	50 FT
MALCOM WAY	LOCAL	25 MPH	139 LF	30 LF	50 FT
ANGELA BLUE TRAIL	LOCAL	25 MPH	896 LF	30 LF	50 FT
ANGELA BLUE TRAIL	MINOR COLLECTOR	35 MPH	205 LF	37 LF	60 FT
LONGHORN LEGACY DRIVE	LOCAL	25 MPH	896 LF	30 LF	50 FT
LONGHORN LEGACY DRIVE	MINOR COLLECTOR	35 MPH	493 LF	37 LF	60 FT

NOTE: ALL STREETS ARE CLASSIFIED AS PUBLIC AND URBAN.

LEGAL DESCRIPTION:

AN 115.88 ACRE TRACT OF 244.98 ACRES OUT OF THE A.A. LEWIS SURVEY, AW 384 IN WILLIAMSON COUNTY, TEXAS.

OWNER / SUBDIVIDER:

SONWEST CO.
3939 BEE CAVES RD.
BUILDING C-100
WEST LAKE HILLS, TEXAS 78746
PHONE: (512) 368-4000
EMAIL: ATBILGER@CLOUD.COM

ENGINEER:

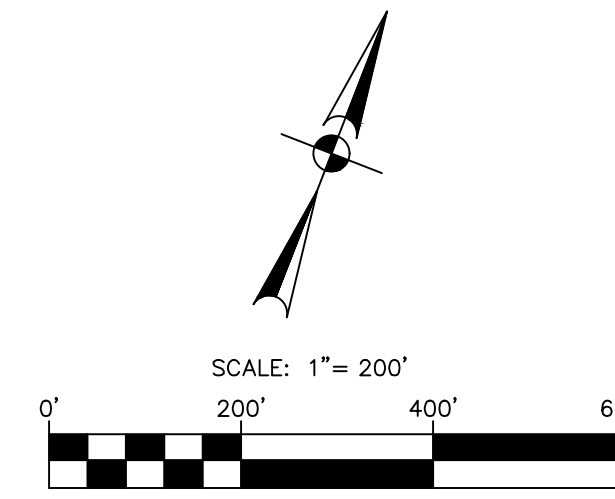
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
EMAIL: MFISHER@PAPE-DAWSON.COM

SURVEYOR:

LENZ & ASSOCIATES, INC.
4150 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
PHONE (512) 443-1174

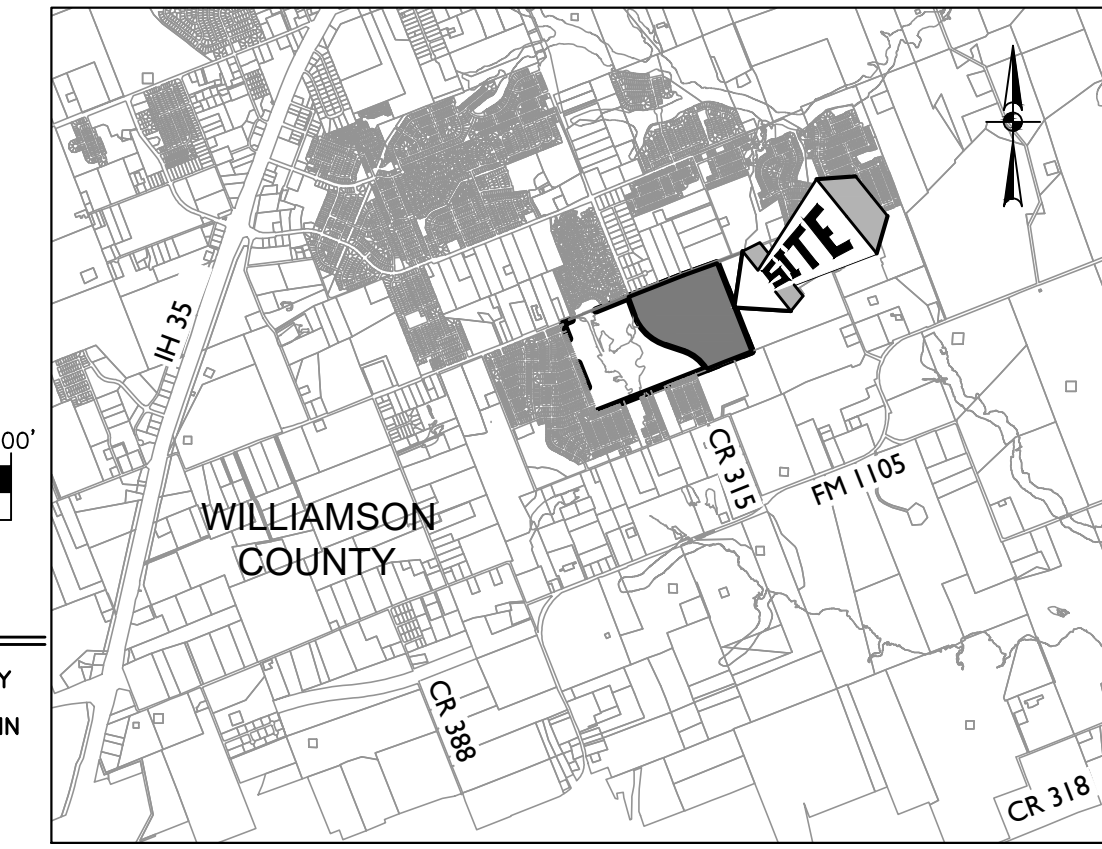
INITIAL SUBMITTAL DATE: JANUARY 7, 2025

LAND USE SUMMARY	LOTS	ACRES
SINGLE FAMILY LOTS	621 LOTS	68.41 AC
RIGHT-OF-WAY	-	20.41 AC
OPEN SPACE/DRAINAGE	5 LOTS	15.08 AC
LRTIP RIGHT-OF-WAY (COUNTY ROAD 314)	-	2.84 AC
LRTIP RIGHT-OF-WAY (COUNTY ROAD 332)	-	9.14 AC
TOTAL	626 LOTS	115.88 AC

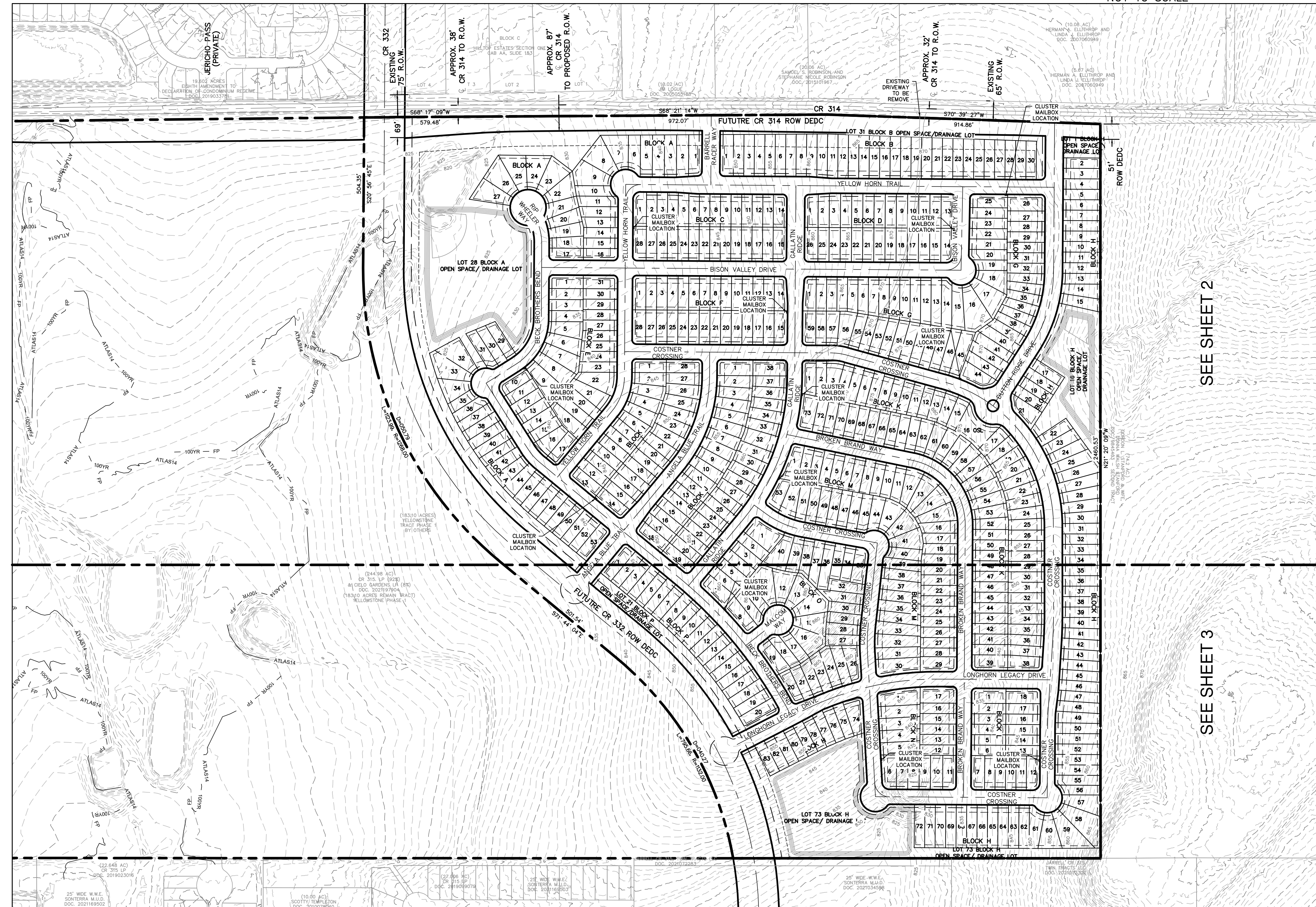


LEGEND

- PROPERTY BOUNDARY
- ATLAS14-100YR-FP
- ATLAS 14 FLOODPLAIN



LOCATION MAP
NOT TO SCALE



SEE SHEET 2

SEE SHEET 3

NO.	REVISION	DATE

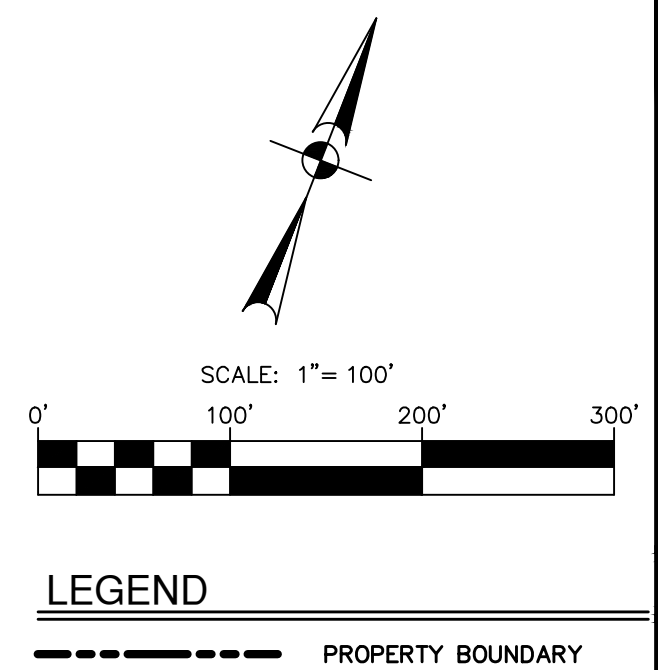
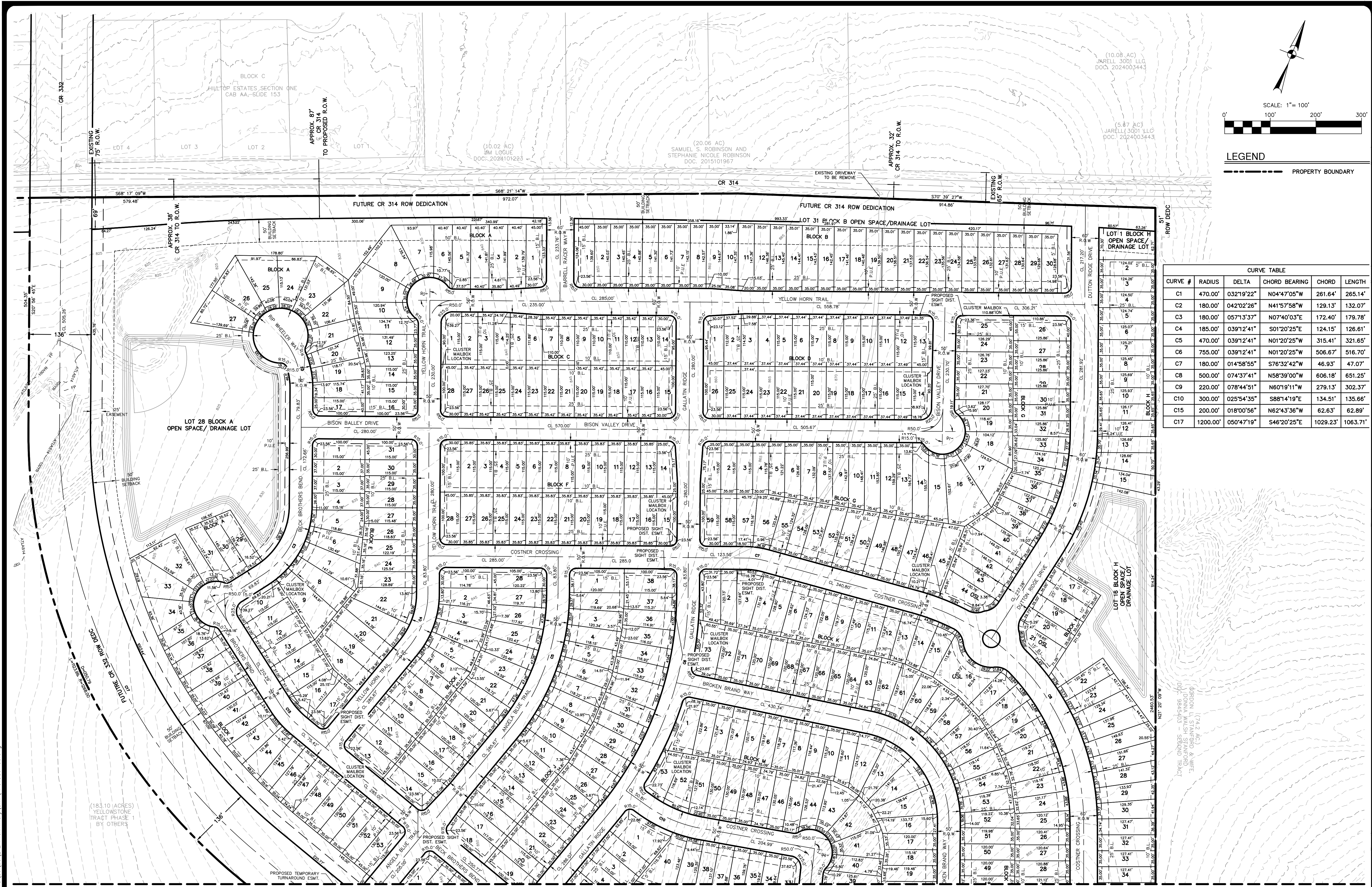


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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

YELLOWSTONE TRACT PHASE 2
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT OVERALL SHEET 1 OF 3

CITY NO.	-
JOB NO.	51586-00
DATE	JANUARY 2026
DESIGNER	MBS/MRC
CHECKED	TCK, DRAWN MBS.
SHEET	1 OF 6

Date: Jan 30, 2026, 2:19pm User ID: Mrolland
 File: H:\Projects\515586\515586_V01\212_PrelimPlan\515586-00.dwg



LEGEND
 - - - - - PROPERTY BOUNDARY

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	470.00'	032°19'22"	N04°47'05"W	261.64'	265.14'
C2	180.00'	042°02'26"	N41°57'58"E	129.13'	132.07'
C3	180.00'	057°13'37"	N07°40'03"E	172.40'	179.78'
C4	185.00'	039°12'41"	S01°20'25"E	124.15'	126.61'
C5	470.00'	039°12'41"	N01°20'25"W	315.41'	321.65'
C6	755.00'	039°12'41"	N01°20'25"W	506.67'	516.70'
C7	180.00'	014°58'55"	S76°32'42"W	46.93'	47.07'
C8	500.00'	074°37'41"	N58°39'00"W	606.18'	651.25'
C9	220.00'	078°44'51"	N60°19'11"W	279.13'	302.37'
C10	300.00'	025°54'35"	S88°14'19"E	134.51'	135.66'
C15	200.00'	018°00'56"	N62°43'36"W	62.63'	62.89'
C17	1200.00'	050°47'19"	S46°20'25"E	1029.23'	1063.71'

NO.	REVISION	DATE



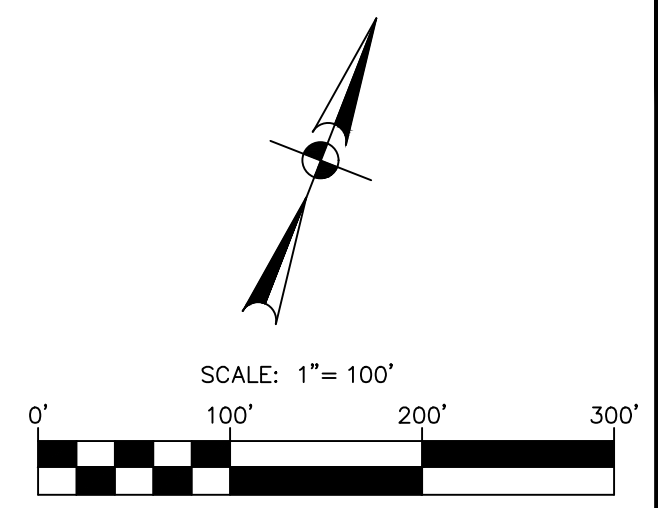
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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

YELLOWSTONE TRACT PHASE 2
 WILLIAMSON COUNTY, TEXAS
 PRELIMINARY PLAT 2 OF 3

CITY NO. -
 JOB NO. 51586-00
 DATE JANUARY 2026
 DESIGNER MBS/MRC
 CHECKED TCK DRAWN MBS.
 SHEET 2 OF 6

MATCH LINE SEE SHEET 3

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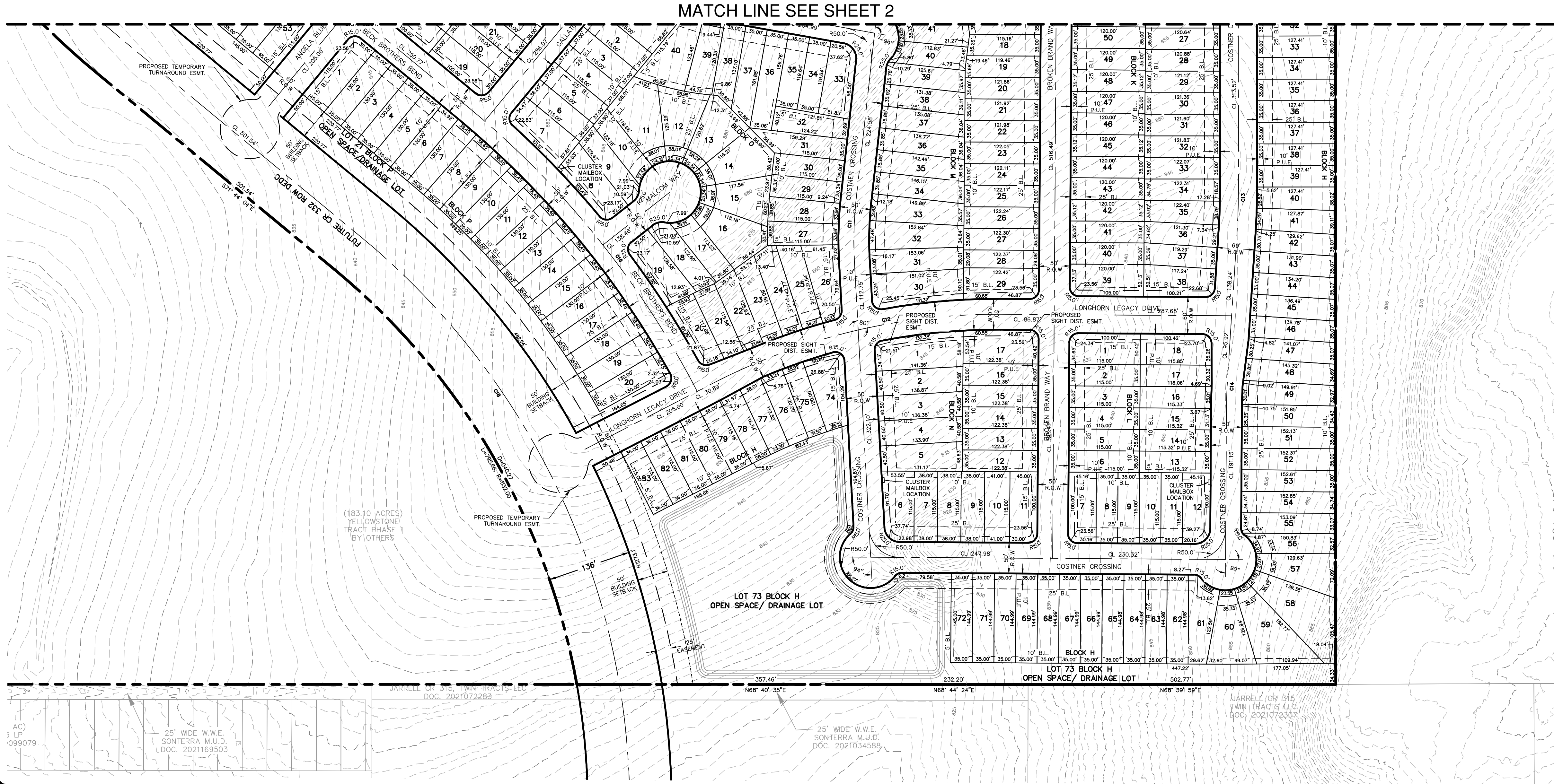


LEGEND
 - - - - - PROPERTY BOUNDARY

NO.	REVISION	DATE



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C11	600.00'	009°29'40"	S19°42'42"E	99.31'	99.42'
C12	1000.00'	027°37'44"	S55°14'23"W	477.56'	482.22'
C13	1000.00'	003°44'43"	N19°27'48"W	65.36'	65.37'
C14	1000.00'	003°21'19"	N19°16'06"W	58.55'	58.56'
C16	1473.00'	023°09'35"	N60°09'17"W	591.36'	595.40'
C18	1200.00'	040°51'08"	S51°18'30"E	837.60'	855.61'



PAPE-DAWSON
 1800 N. MO-PAC EXPY. BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #0028800

YELLOWSTONE TRACT PHASE 2
 WILLIAMSON COUNTY, TEXAS
 PRELIMINARY PLAT 3 OF 3

CITY NO.	-
JOB NO.	51586-00
DATE	JANUARY 2026
DESIGNER	MBS/MRC
CHECKED	TCK DRAWN MBS.
SHEET	3 OF 6

Date: Jan 30, 2026, 2:20pm User ID: Mrolland
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 1 LP
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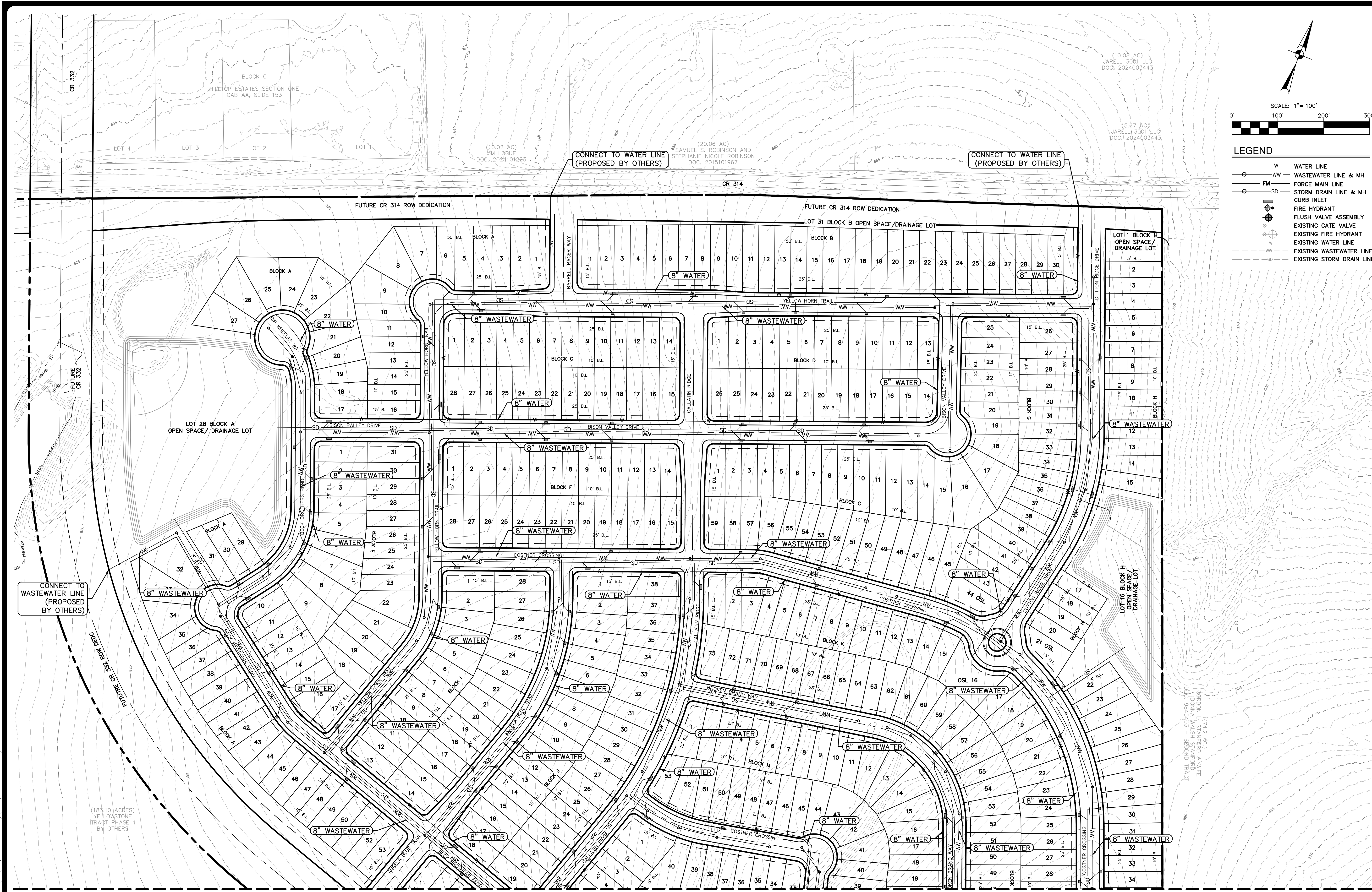
25' WIDE W.W.E.
 SONTEIRA M.U.D.
 D.O.C. 202169503

25' WIDE W.W.E.
 SONTEIRA M.U.D.
 D.O.C. 2021034589

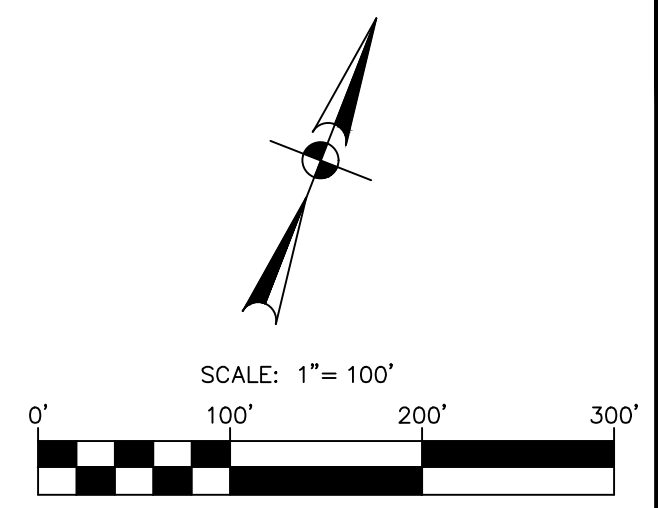
JARRELL CR 515
 FWIN TRACTS LLC
 D.O.C. 2021072307

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MATCH LINE SEE SHEET 6



LEGEND

—	W	WATER LINE
—	WW	WASTEWATER LINE & MH
—	FM	FORCE MAIN LINE
—	SD	STORM DRAIN LINE & MH
⊙		CURB INLET
⊙		FIRE HYDRANT
⊙		FLUSH VALVE ASSEMBLY
⊙		EXISTING GATE VALVE
⊙		EXISTING FIRE HYDRANT
—	—	EXISTING WATER LINE
—	—	EXISTING WASTEWATER LINE
—	—	EXISTING STORM DRAIN LINE

NO.	REVISION	DATE



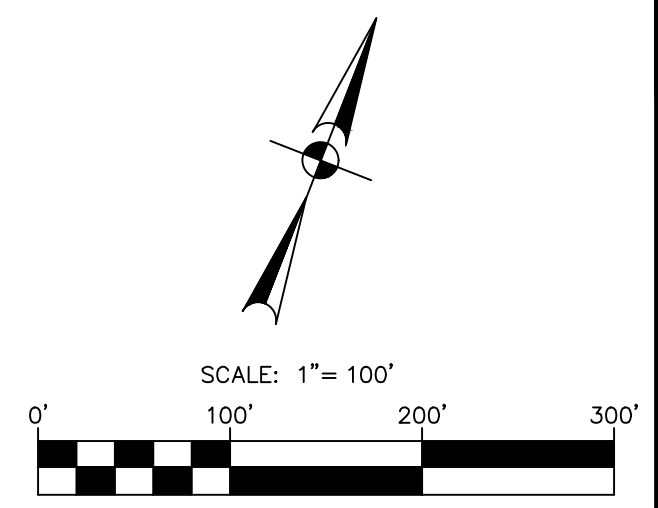
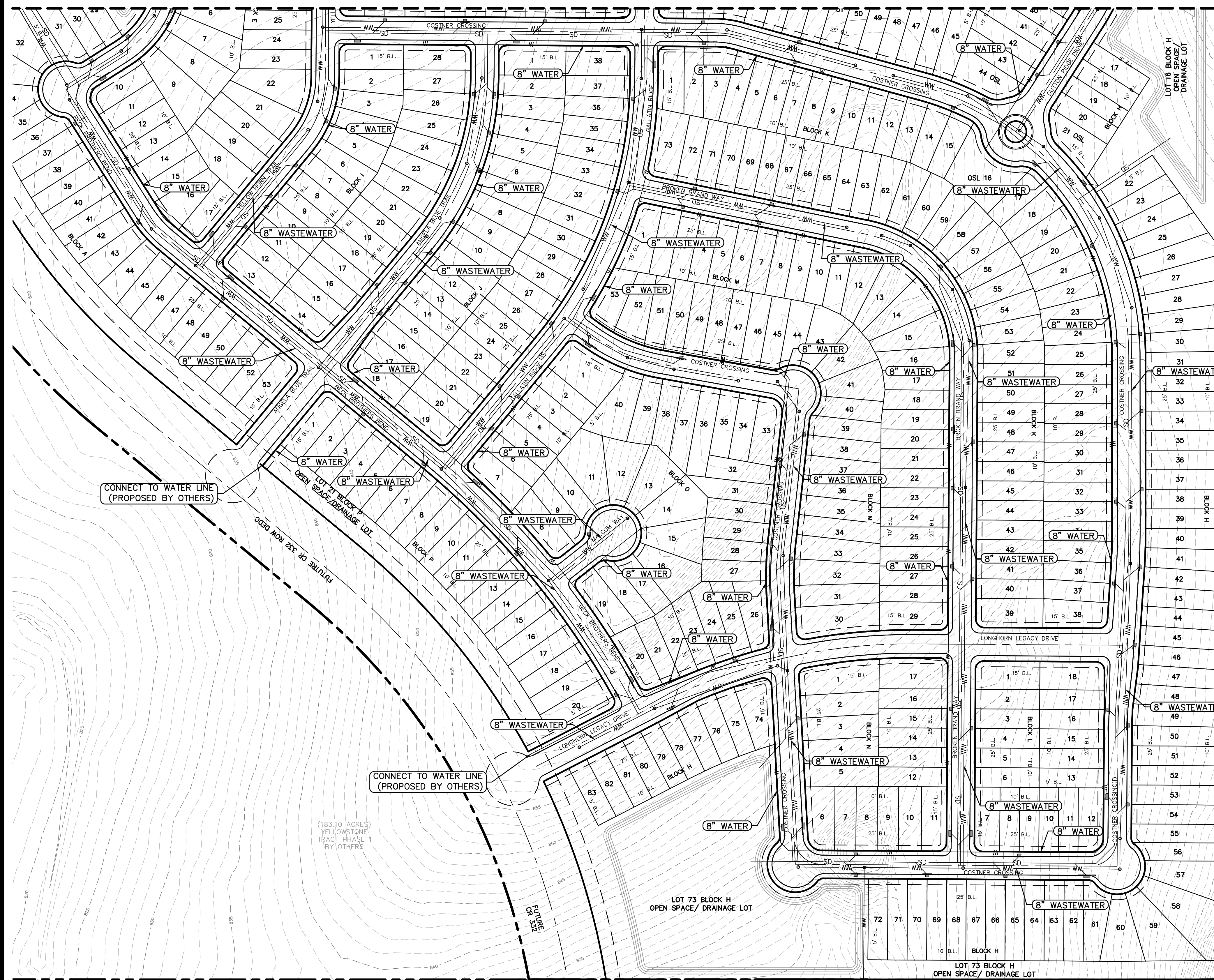
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 10801 N. MO-PAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.6711
 TEXAS ENGINEERING FIRM #470 1 TEXAS SURVEYING FIRM #1002800

YELLOWSTONE TRACT PHASE 2
 WILLIAMSON COUNTY, TEXAS
 UTILITY EXHIBIT 2 OF 3

CITY NO.	—
JOB NO.	51586-00
DATE	JANUARY 2026
DESIGNER	MBS/MRC
CHECKED	TCK, DRAWN, MBS.
SHEET	5 OF 6

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MATCH LINE SEE SHEET 5



LEGEND

— W —	WATER LINE
— WW —	WASTEWATER LINE & MH
— FM —	FORCE MAIN LINE
— SD —	STORM DRAIN LINE & MH
⊕	CURB INLET
⊕	FIRE HYDRANT
⊕	FLUSH VALVE ASSEMBLY
⊕	EXISTING GATE VALVE
⊕	EXISTING FIRE HYDRANT
— —	EXISTING WATER LINE
— —	EXISTING WASTEWATER LINE
— —	EXISTING STORM DRAIN LINE

NO.	REVISION	DATE



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YELLOWSTONE TRACT PHASE 2
 WILLIAMSON COUNTY, TEXAS
 UTILITY EXHIBIT 3 OF 3

CITY NO.	—
JOB NO.	51586-00
DATE	JANUARY 2026
DESIGNER	MBS/MRC
CHECKED	TCK DRAWN MBS.
SHEET	6 OF 6

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