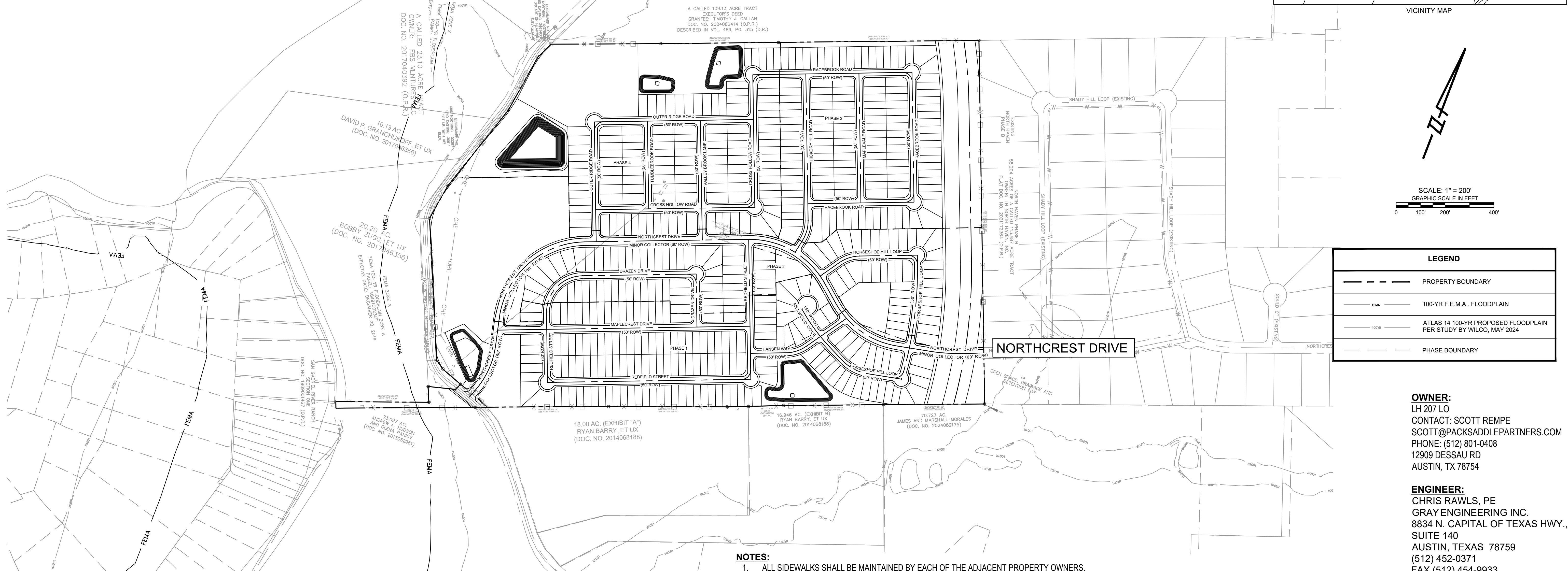
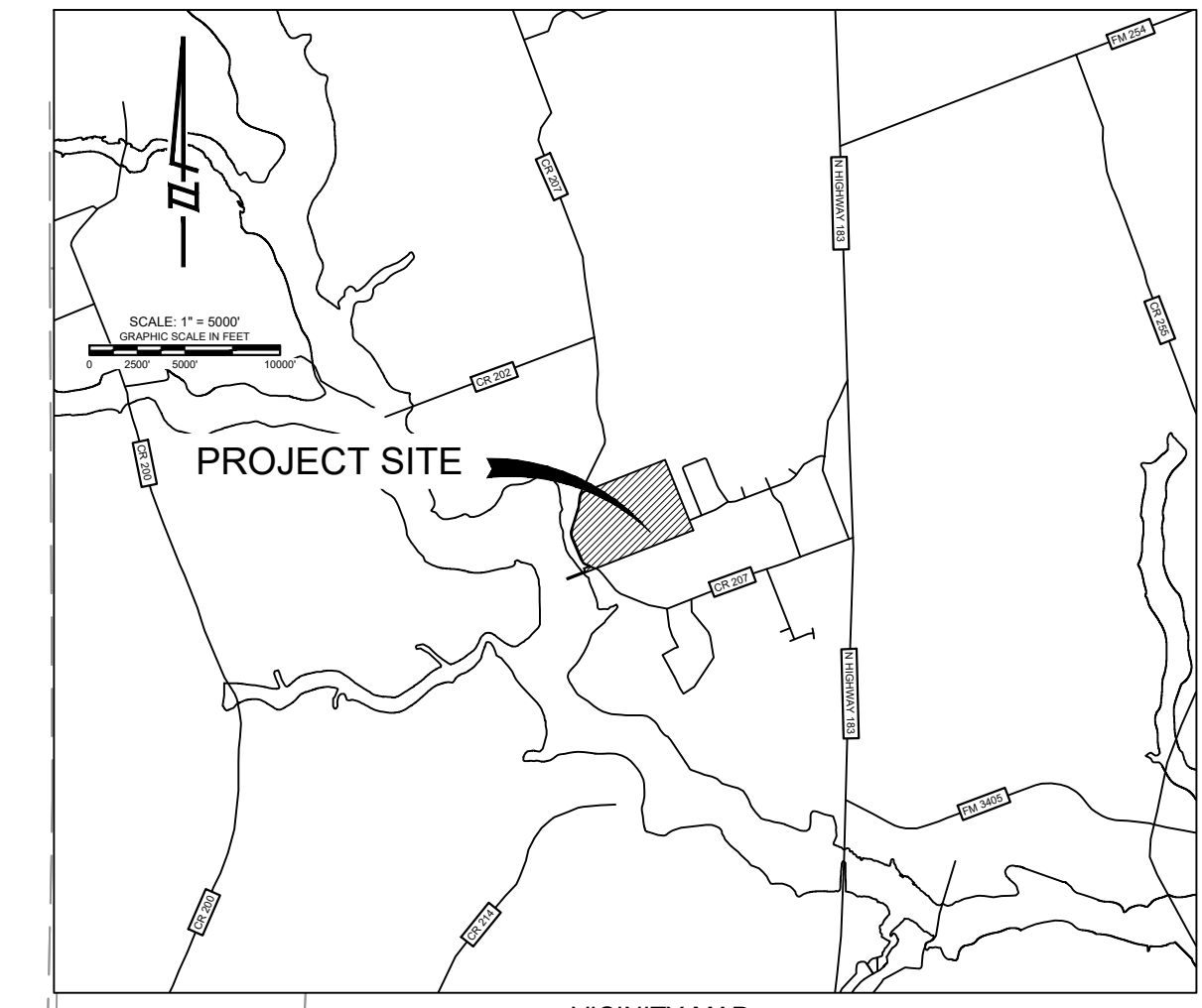


RESERVE AT NORTH HAVEN

PRELIMINARY PLAT

WILLIAMSON COUNTY, TX

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (SHEET 1 OF 2)
3	PRELIMINARY PLAT (SHEET 2 OF 2)
4	ROW DEDICATION (SHEET 1 OF 3)
5	ROW DEDICATION (SHEET 2 OF 3)
6	ROW DEDICATION (SHEET 3 OF 3)
7	LOT SUMMARY
8	EXISTING HYDROLOGY MAP
9	PROPOSED HYDROLOGY MAP
10	PROPOSED UTILITIES (SHEET 1 OF 2)
11	PROPOSED UTILITIES (SHEET 2 OF 2)



LEGEND	
	PROPERTY BOUNDARY
	100-YR F.E.M.A. FLOODPLAIN
	ATLAS 14 100-YR PROPOSED FLOODPLAIN PER STUDY BY WILCO, MAY 2024
	PHASE BOUNDARY

OWNER:
LH 207 LO
CONTACT: SCOTT REMPE
SCOTT@PACKSADDLEPARTNERS.COM
PHONE: (512) 801-0408
12909 DESSAU RD
AUSTIN, TX 78754

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

SURVEYOR:
PAPE-DAWSON ENGINEERS
CONTACT: VALERIE ZURCHER, RPLS
EMAIL: VZURCHER@PAPE-DAWSON.COM
PHONE: (512) 454-8711
10801 NORTH MOPAC EXPRESSWAY
BUILDING 3 - SUITE 200
AUSTIN, TX 78759

TOTAL NUMBER OF LOTS:
NO. OF BLOCKS: 16
NO. OF 40' LOTS: 402
NO. OF 50' LOTS: 113
NO. OF SINGLE FAMILY LOTS: 515
NO. NON RESIDENTIAL LOTS: 31

TOTAL LINEAR FOOTAGE OF STREETS:
19,129 LF
ORIGINAL SUBMITTAL DATE: JAN. 7 2025

STREET DESIGN TABLE									
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY	DRAINAGE TYPE	SIDEWALK
CROSS HOLLOW ROAD	LOCAL	25 MPH	1,644	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
DRAZEN DRIVE	LOCAL	25 MPH	1,315	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
HICKORY HILL ROAD	LOCAL	25 MPH	993	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
HORSESHOE HILL LOOP	LOCAL	25 MPH	1,772	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
MAPLECREST DRIVE	LOCAL	25 MPH	1,379	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
MAPLEVALE ROAD	LOCAL	25 MPH	710	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
MILLWOOD COVE	LOCAL	25 MPH	215	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
OUTER RIDGE ROAD	LOCAL	25 MPH	1,525	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
RACEBROOK ROAD	LOCAL	25 MPH	2,110	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
REDFIELD STREET	LOCAL	25 MPH	2,166	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
NORTHCREST DRIVE	MINOR COLLECTOR	35 MPH	3,124	60'	40' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
NORTHCREST DRIVE	COLLECTOR	35 MPH	461	60'	48' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
HANSEN WAY	LOCAL	25 MPH	580	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
TUMBLEBROOK ROAD	LOCAL	25 MPH	480	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
VALLEY BROOK LANE	LOCAL	25 MPH	655	50'	33' F-F	URBAN	MUD 62	CURB & GUTTER	4' BOTH SIDES
			19,129						

- 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.
 - 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. (WCSR F1.2)
 - UTILITY PROVIDERS WILL BE:
ELECTRICAL: ONCOR
TELECOM: TIME WARNER CABLE / AT&T
WATER: GEORGETOWN UTILITY SYSTEM
WASTEWATER: WILLIAMSON COUNTY MUD NO. 62 OR NEXT AVAILABLE.
 - A PORTION OF THIS SUBDIVISION IS ENCROACHED 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. 48491C0235F, 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.
 - RESIDENTIAL DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 207, NORTHCREST DRIVE, OR CORRIDOR 12.
 - 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.
 - EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.
 - MUD 62 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAYS WITHIN THE RESERVE AT NORTH HAVEN SUBDIVISION. THE MUD SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE PROPER FUNDING FOR MAINTENANCE.

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

NO.	BY	DATE	REVISION DESCRIPTION

COVER SHEET

RESERVE AT NORTH HAVEN
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11838

DESIGNED BY: XXX

DRAWN BY: XXX

CHECKED BY: XXX

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

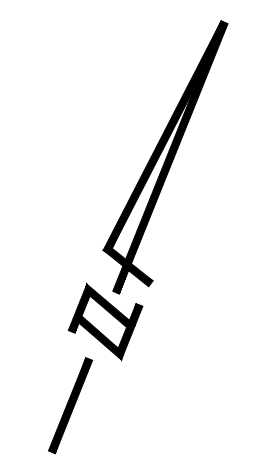
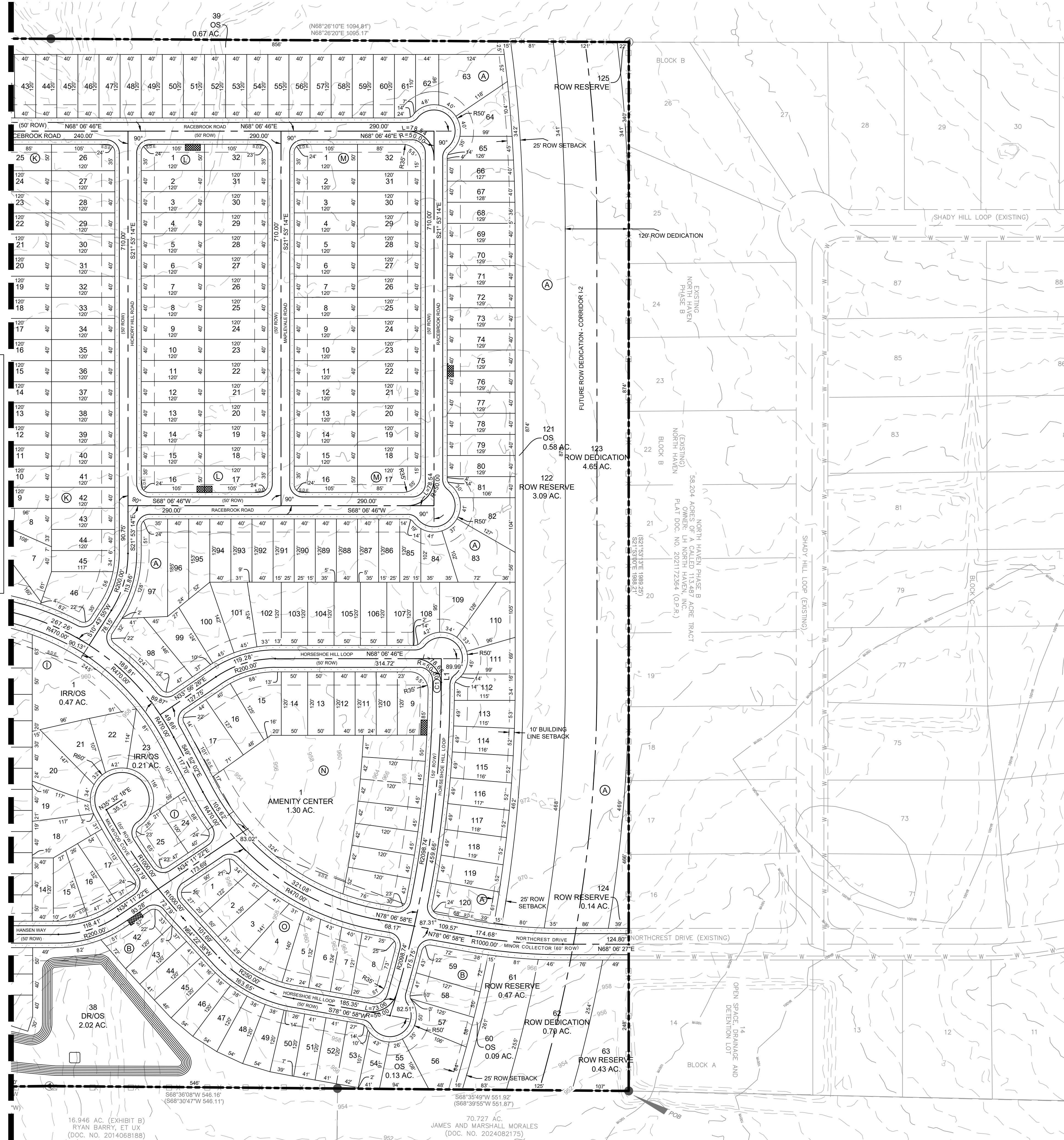
2/23/26

SHEET 1 OF 11

H:\PROJECTS\1737 - PACKSADDLE PARTNERS\1638 - PACKSADDLE LIBERTY HILL\CD\DWG SHEET 11 1638-C-PREL-COVER.DWG DATE: 2/23/2026 11:19:06 AM BY: GRAMLS

PROJECTS/1737 - PACKSADDLE PARTNERS/1638 PACKSADDLE LIBERTY HILL CAD SHEETS/1638-C-PRE-COVER.DWG DATE: 2/23/2024 11:52:35 AM BY: GRAMLS

MATCHLINE TO SHEET 2



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

LEGEND	
	PROPERTY BOUNDARY
	PHASE BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK
	100-YR F.E.M.A. FLOODPLAIN
	ATLAS 14 100-YR PROPOSED FLOODPLAIN PER STUDY BY WILCO, MAY 2024
	PROPOSED MAILBOX KIOSK
	PROPOSED SIDEWALK
	SIGHT DISTANCE EASEMENT

NOTE:
NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

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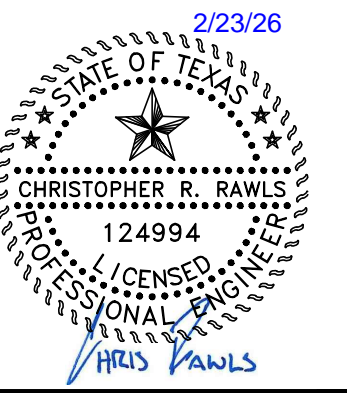
NO.	BY	DATE	REVISION DESCRIPTION

PRELIMINARY PLAT
(SHEET 2 OF 2)

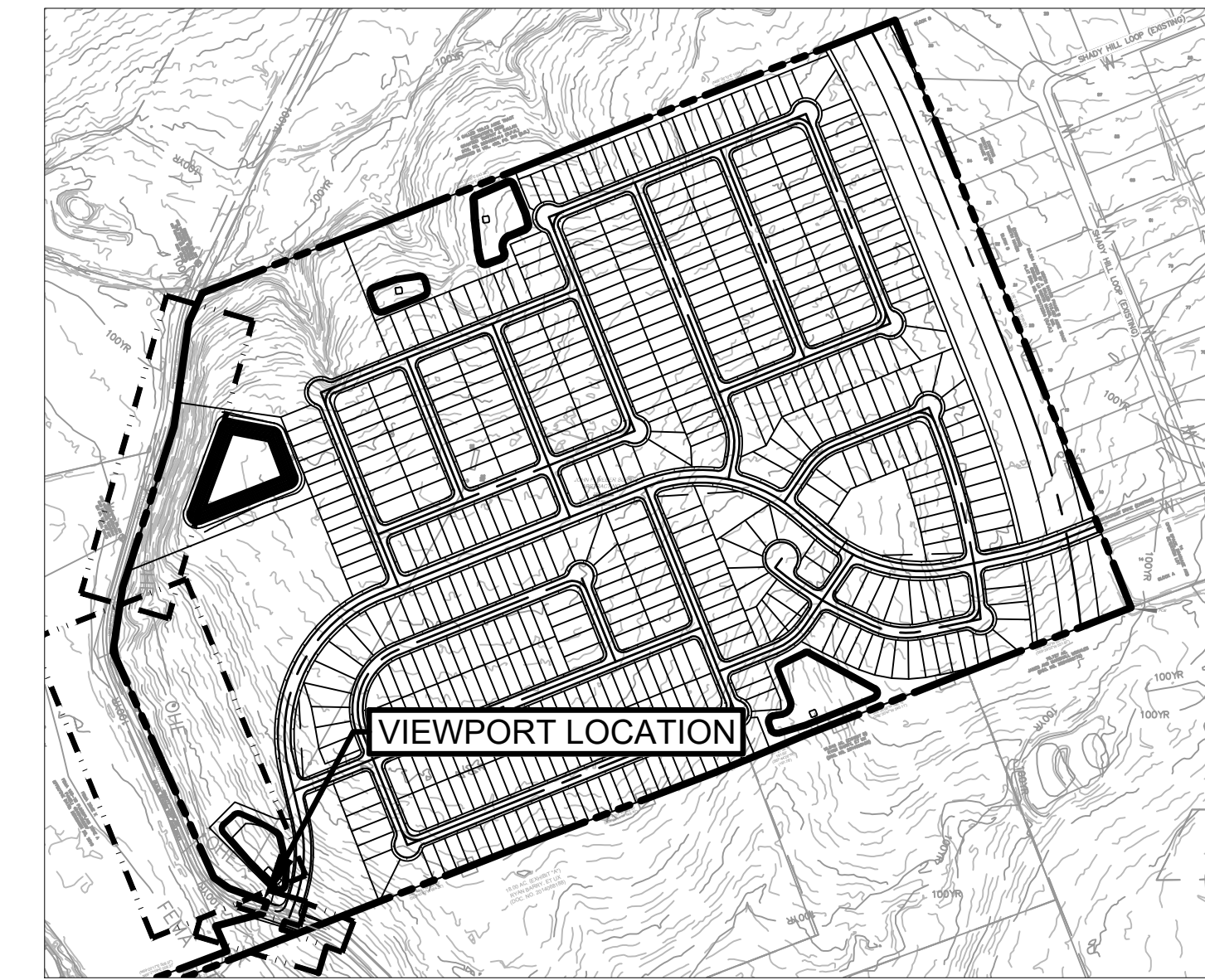
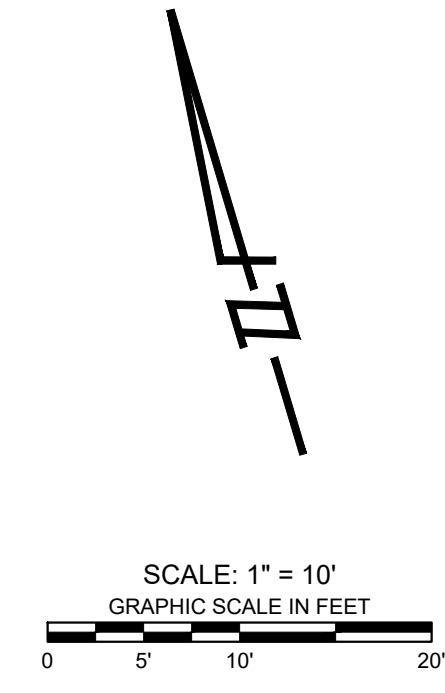
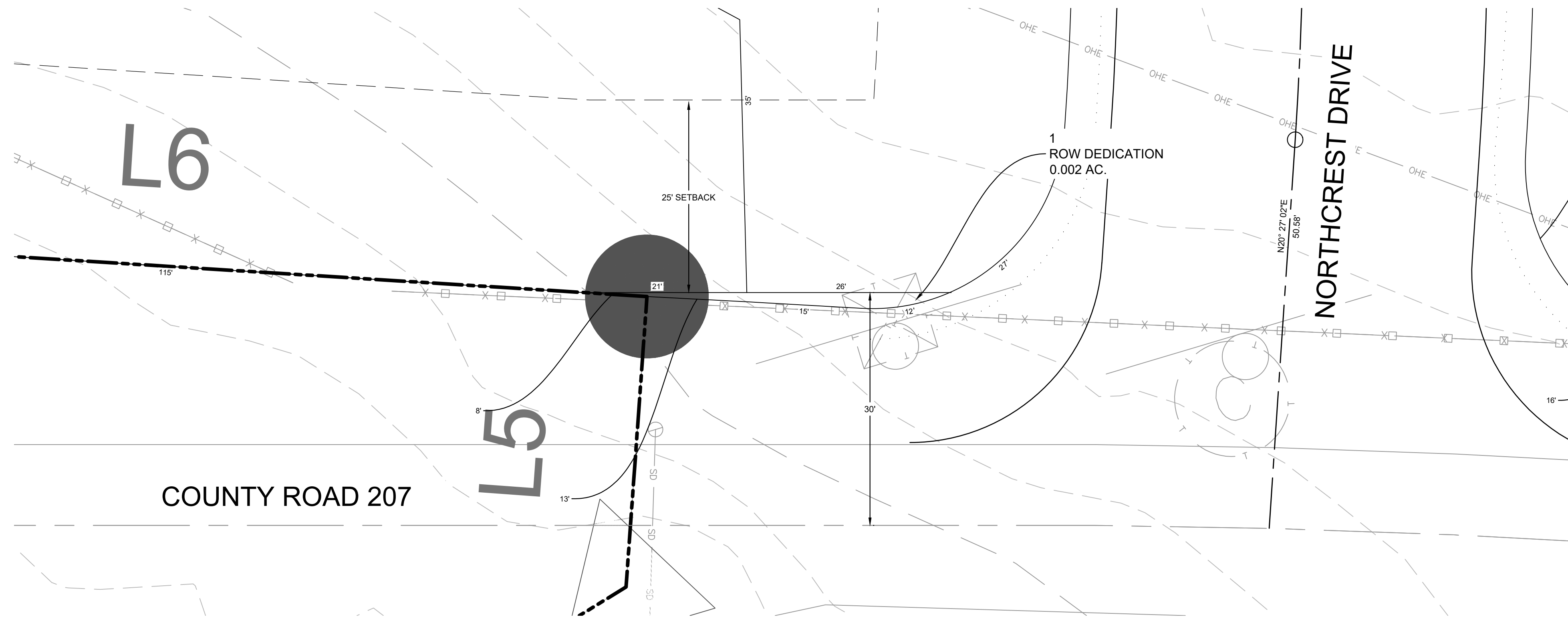
RESERVE AT NORTH HAVEN
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX

PROJECT NO: 11838
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

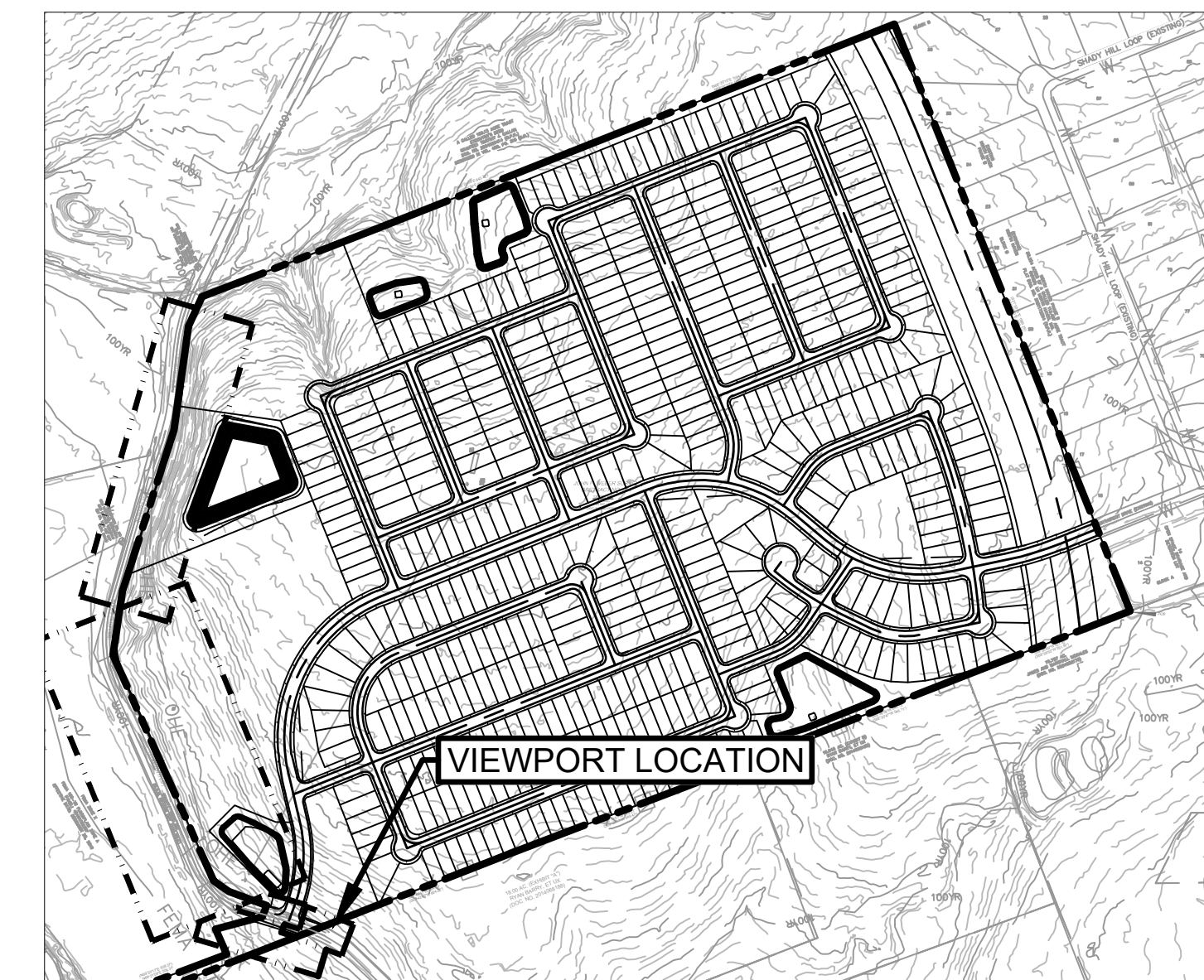
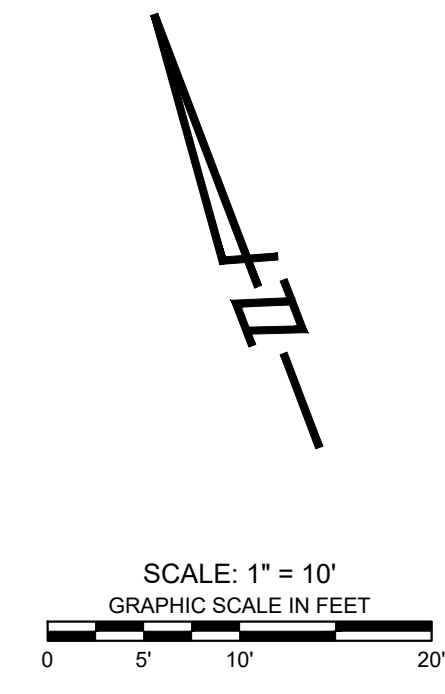
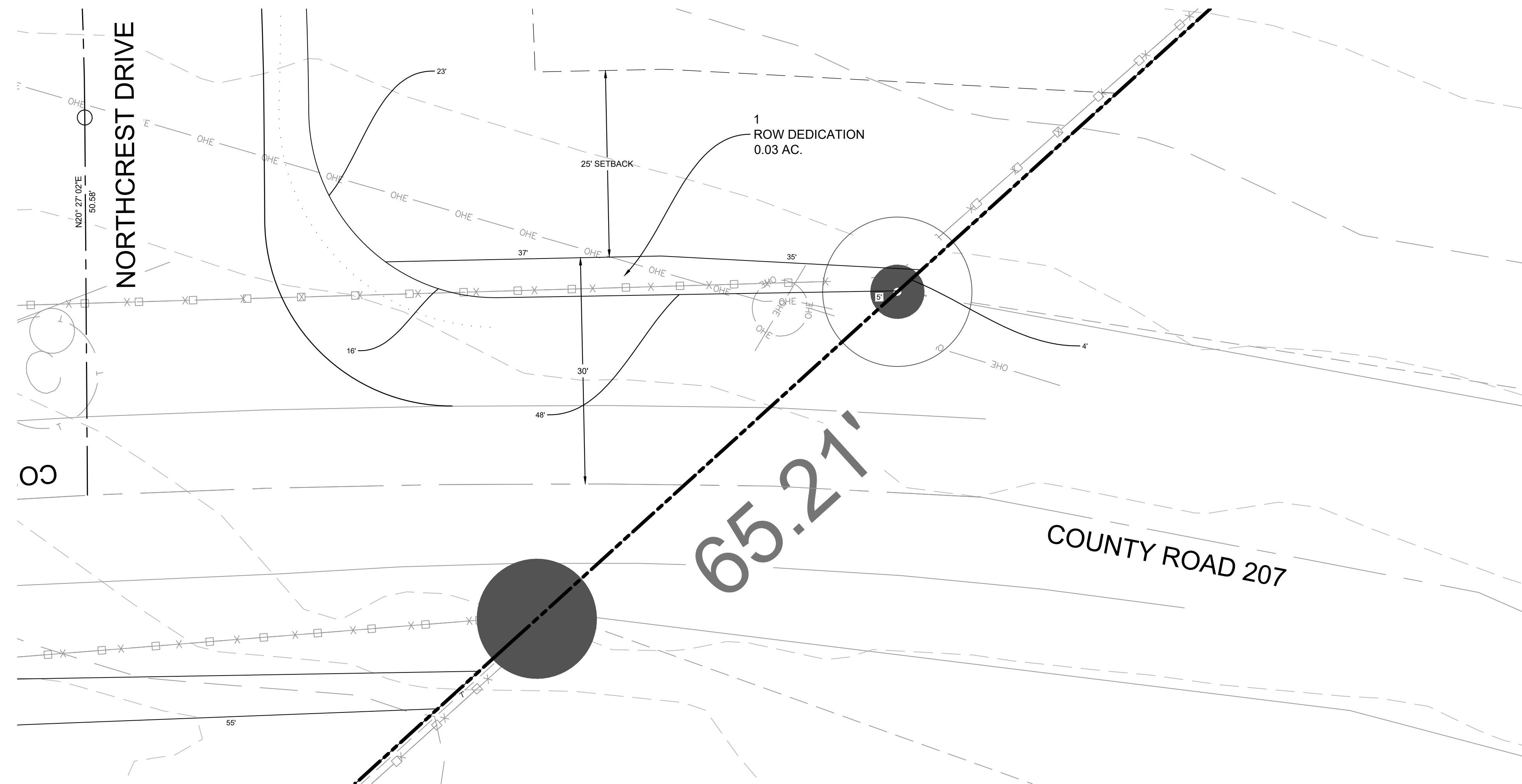
NOTICE:
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BLOCK A ROW DEDICATION 1



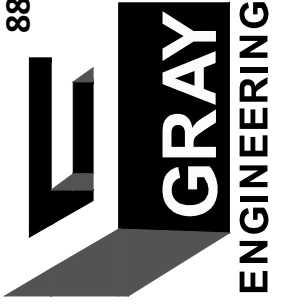
BLOCK B ROW DEDICATION 1



LEGEND

	PROPERTY BOUNDARY
	PHASE BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK
	100-YR F.E.M.A. FLOODPLAIN
	ATLAS 14 100-YR PROPOSED FLOODPLAIN PER STUDY BY WILCO, MAY 2024
	PROPOSED MAILBOX KIOSK
	PROPOSED SIDEWALK
	SIGHT LINE EASEMENT
	ROW DEDICATION LOCATION

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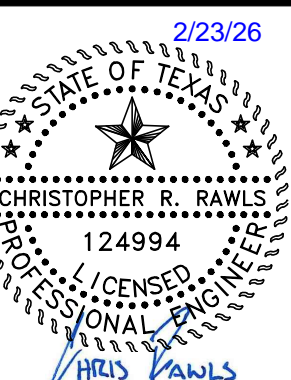
NO.	BY	DATE	REVISION DESCRIPTION

**ROW DEDICATION
(SHEET 1 OF 3)**

**RESERVE AT NORTH HAVEN
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX**

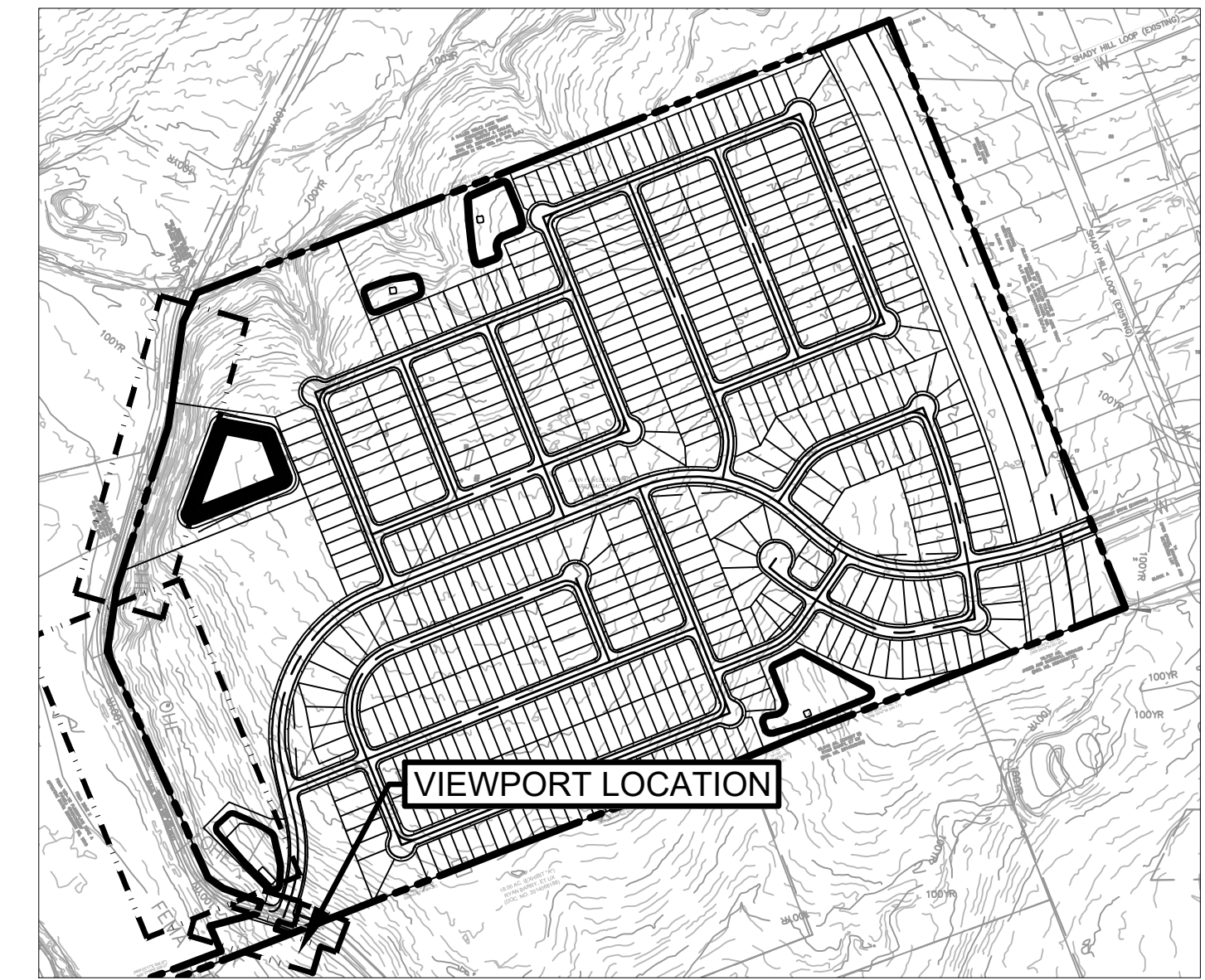
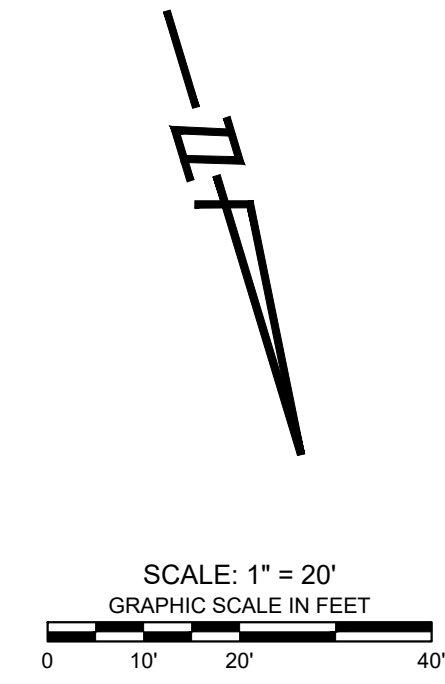
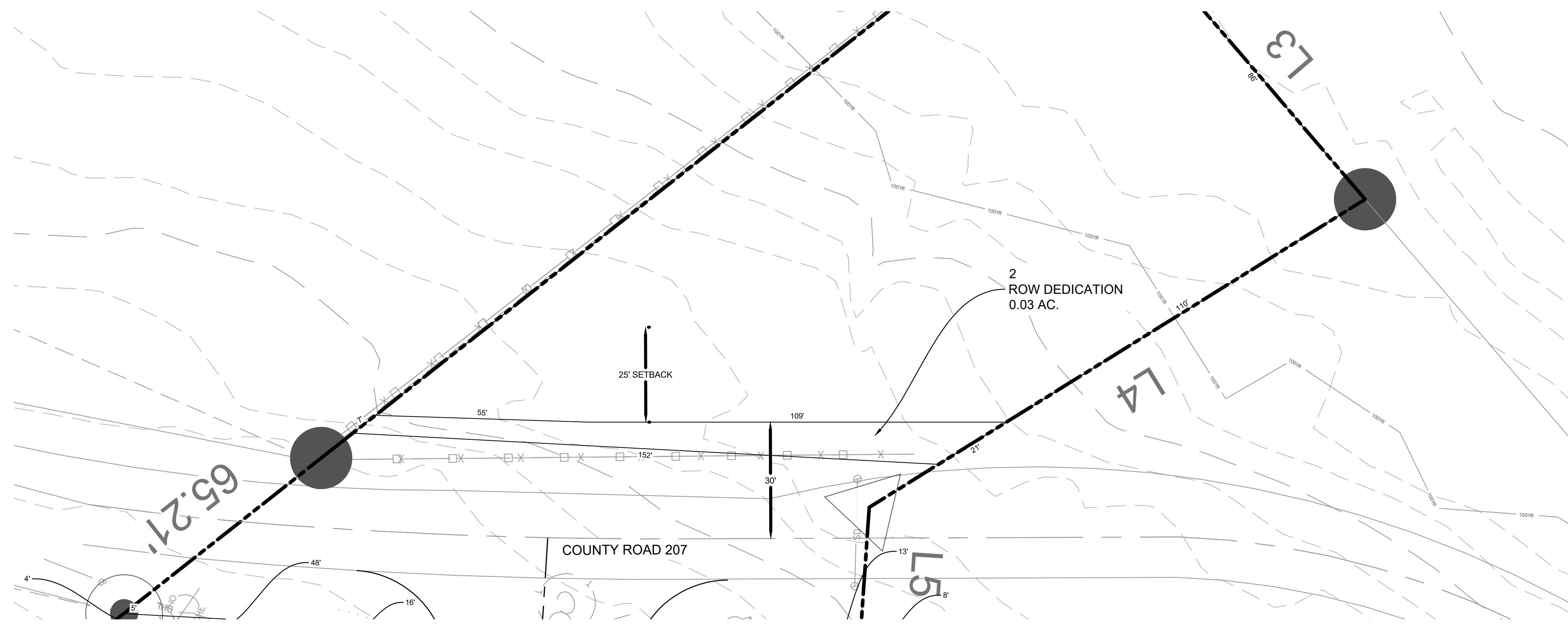
PROJECT NO: 11838
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

NOTICE:
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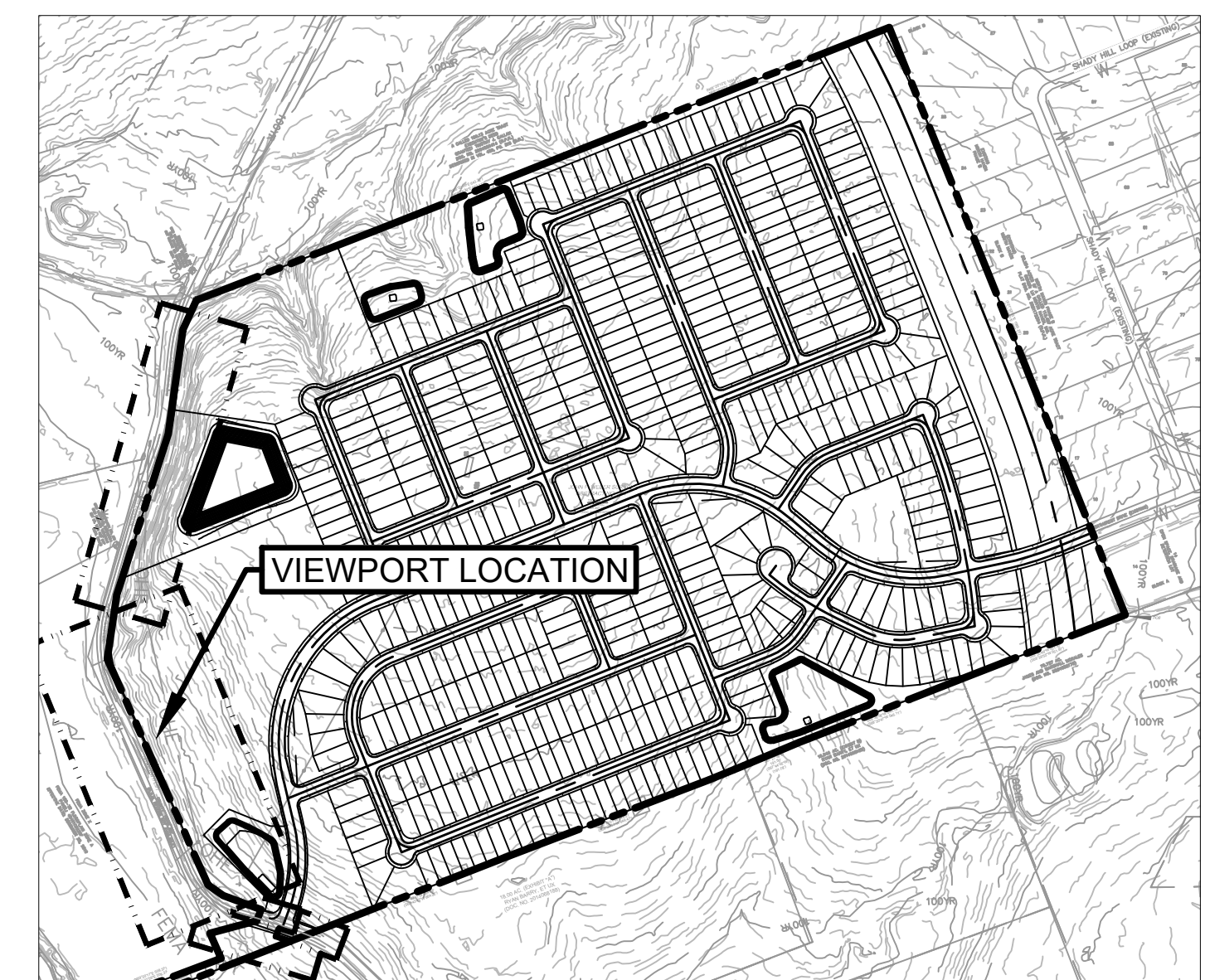
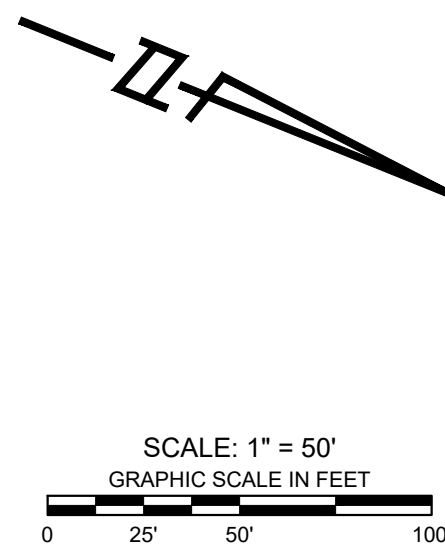
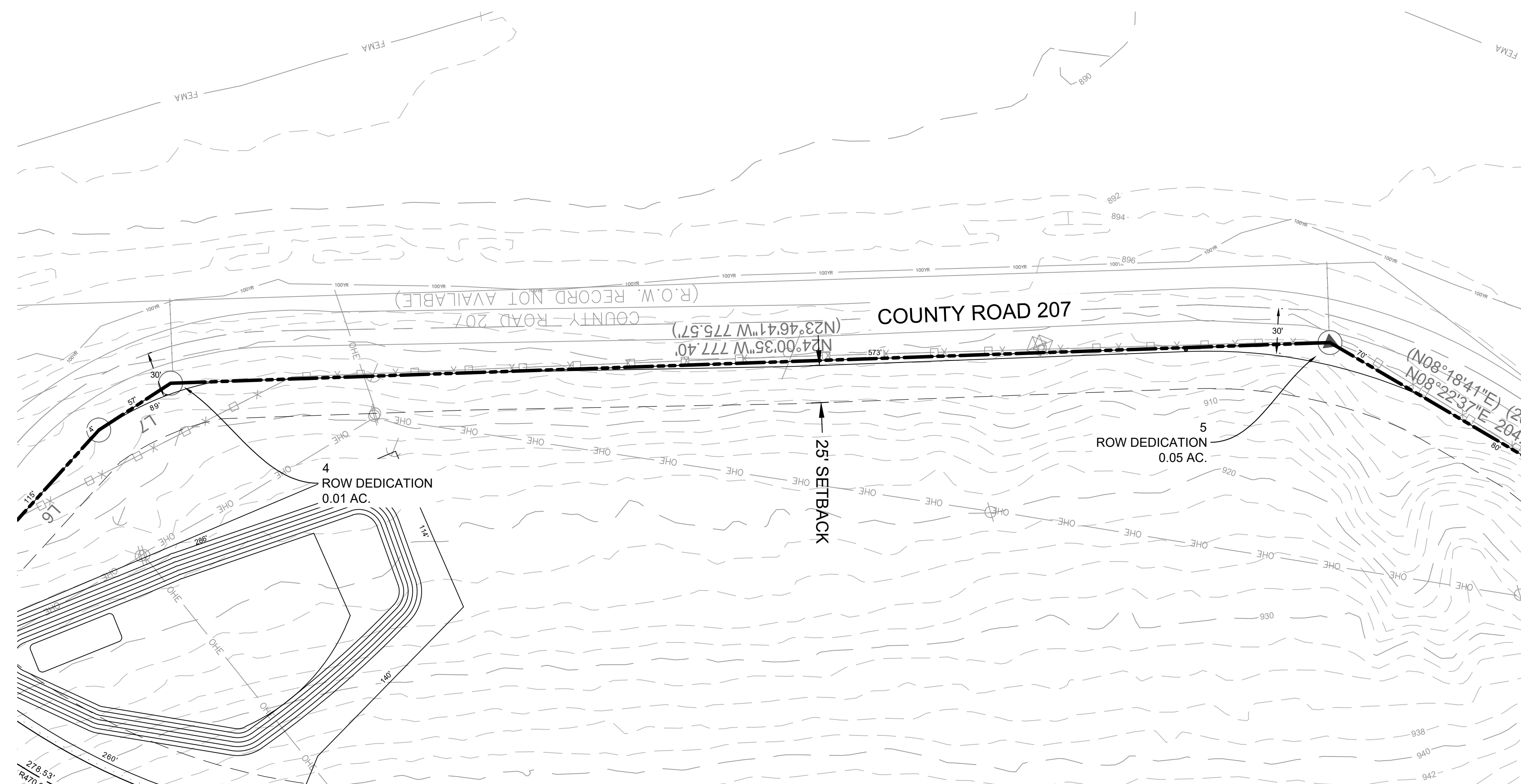


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BLOCK P ROW DEDICATION 2



BLOCK A ROW DEDICATION 4 & 5



LEGEND

	PROPERTY BOUNDARY
	PHASE BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK
	100-YR F.E.M.A. FLOODPLAIN
	ATLAS 14 100-YR PROPOSED FLOODPLAIN PER STUDY BY WILCO, MAY 2024
	PROPOSED MAILBOX KIOSK
	PROPOSED SIDEWALK
	S.D.E. SIGHT LINE EASEMENT
	ROW DEDICATION LOCATION

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Austin, Texas 78759
(512) 452-0371
FAX (512) 454-9933
TBPELS FRM #2946

GRAY ENGINEERING

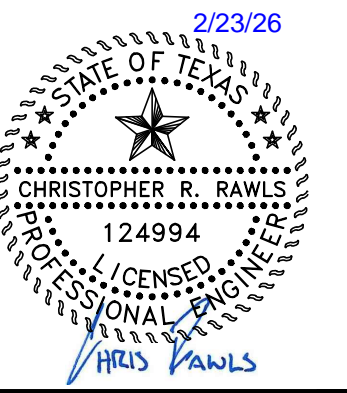
NO.	BY	DATE	REVISION DESCRIPTION

**ROW DEDICATION
(SHEET 2 OF 3)**

**RESERVE AT NORTH HAVEN
PRELIMINARY PLAN
WILLIAMSON COUNTY, TX**

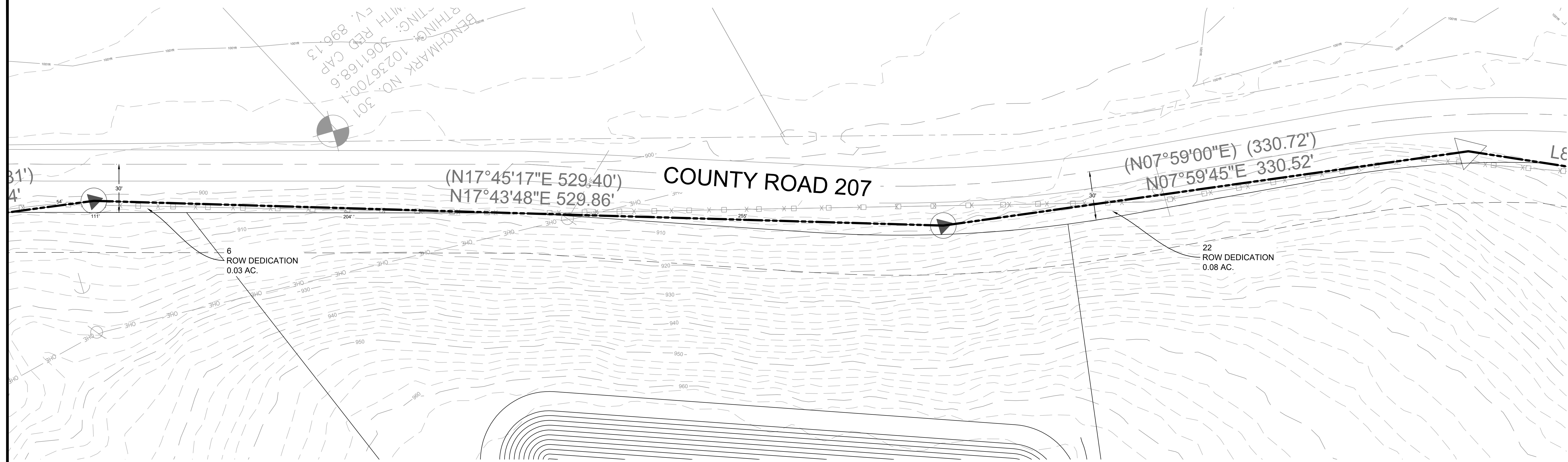
PROJECT NO: 11838
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

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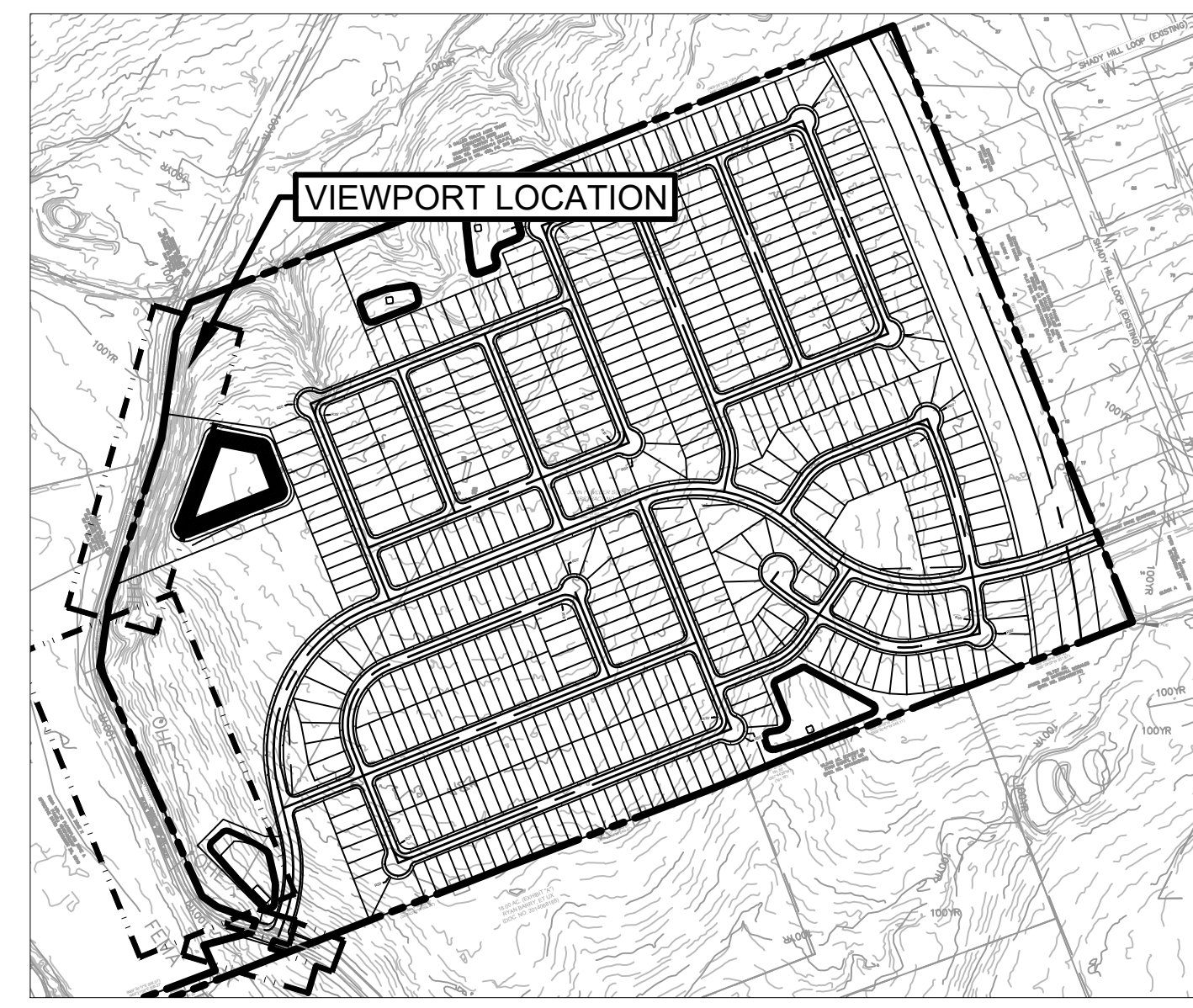
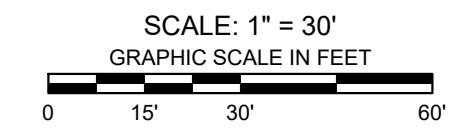
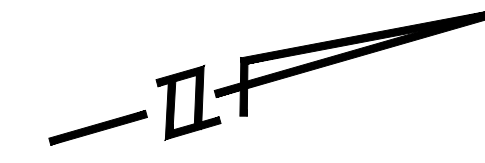


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ROW DEDICATION 6 & 22



BENCHMARK NO. 301
 WITH REED CAP
 C.V. 896.13
 10236700.4
 2061168.6



LEGEND	
	PROPERTY BOUNDARY
	SECTION BOUNDARY
	PROPOSED STREET CENTERLINE
	PROPOSED LOT LINE
	BUILDING SETBACK
	100-YR F.E.M.A. FLOODPLAIN
	ATLAS 14 100-YR PROPOSED FLOODPLAIN PER STUDY BY WILCO, MAY 2024
	PROPOSED MAILBOX KIOSK
	PROPOSED SIDEWALK
	SIGHT LINE EASEMENT

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GRAY
 ENGINEERING

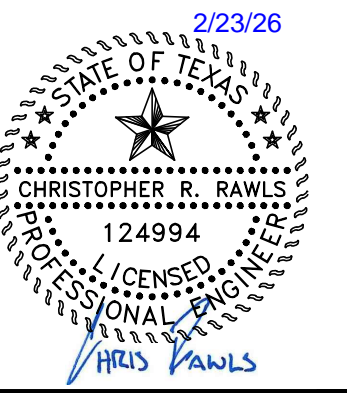
NO.	BY	DATE	REVISION DESCRIPTION

ROW DEDICATION
 (SHEET 3 OF 3)

RESERVE AT NORTH HAVEN
 PRELIMINARY PLAN
 WILLIAMSON COUNTY, TX

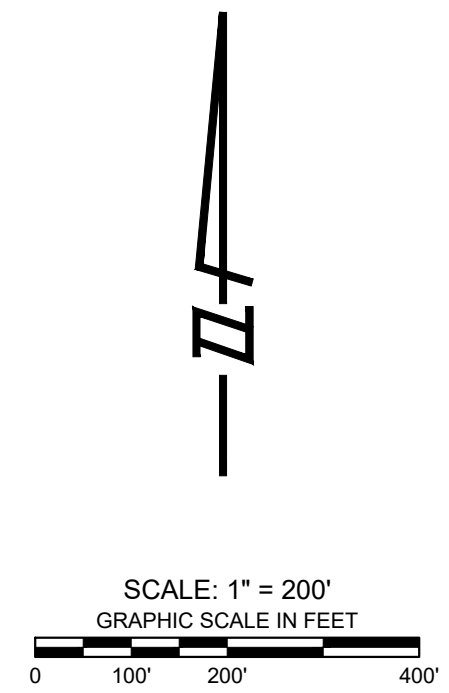
PROJECT NO: 11838
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX

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LEGEND

- PROPERTY BOUNDARY
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION
- 100-YR FEMA FLOODPLAIN ZONE A
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FLOW ARROW

Existing Basin Summary

Basin	Area ac	Area sq mi	CN	T _c	Q2	Q10	Q25	Q100
				min	cfs	cfs	cfs	cfs
EX-01	9.47	0.014797	84.00	7.72	23.50	49.90	65.10	88.70
EX-02	10.78	0.016844	84.00	7.46	27.10	57.50	75.00	102.00
EX-03	9.50	0.014844	84.00	10.78	20.40	43.50	56.80	77.30
EX-04	28.18	0.044032	84.00	9.46	64.20	136.50	178.10	242.40
EX-05	13.85	0.021641	84.00	13.32	27.00	57.40	75.00	102.00
EX-06	51.73	0.080829	84.00	14.55	96.50	205.50	268.60	365.40
EX-07	6.60	0.010313	84.00	6.93	17.00	36.20	47.30	64.40
EX-OFF	12.85	0.020079	84.00	9.08	29.80	63.30	82.70	112.70

Existing Output Summary

Analysis Point/Line	Area ac	Area sq mi	Q2 cfs	Q10 cfs	Q25 cfs	Q100 cfs
EXPOA2	10.78	0.01684	27.1	57.5	75	102.00
EXPOA3	9.50	0.01484	20.4	43.5	56.8	77.30
EXLOA4	28.18	0.04403	64.2	136.5	178.1	242.40
EXLOA5	13.85	0.02164	27	57.4	75	102.00
EXPOA6	64.58	0.10091	124.9	266.3	348.1	473.90
EXLOA7	6.60	0.01031	17	36.2	47.3	64.40

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NO.	BY	DATE	REVISION DESCRIPTION

**EXISTING
 HYDROLOGY MAP
 (INCLUDING OFSITE)**

**RESERVE AT NORTH HAVEN
 PRELIMINARY PLAN
 WILLIAMSON COUNTY, TX**

PROJECT NO: 11838
 DESIGNED BY: XXX
 DRAWN BY: XXX
 CHECKED BY: XXX
 NOTICE:
 ALTERATION OF A
 SEALED DRAWING
 WITHOUT PROPER
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 RESPONSIBLE ENGINEER
 IS A VIOLATION OF THE
 TEXAS ENGINEERING
 PRACTICE ACT.

PROJECT NO: 11838
 2/23/26

 CHRISTOPHER E. RAWLS
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 124994

