

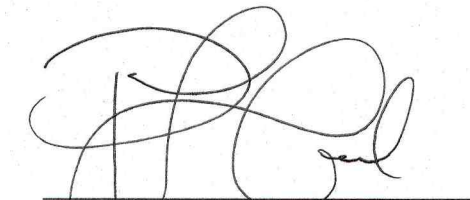
DEVELOPER:
HERO WAY DEVELOPMENT, LLC
6300 183A TOLL ROAD, SUITE 240
CEDAR PARK, TEXAS 78641
(512) 694 - 2880
ATTN: RANDY ROLLO

LAND OWNER:
HERO WAY DEVELOPMENT, LLC
6300 183A TOLL ROAD, SUITE 240
CEDAR PARK, TEXAS 78641
(512) 694 - 2880
ATTN: RANDY ROLLO

BEARINGS SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.0001408685 SCALED FROM 0,0,0: UNITS U.S. SURVEY FEET.

ENGINEER:
QUIDDITY ENGINEERING, LLC
101 E OLD SETTLERS BLVD, SUITE 280
ROUND ROCK, TEXAS 78665
(512) 441 - 9493
ATTN: ERIC C. VANN PE

SURVEYOR:
QUIDDITY ENGINEERING, LLC
912 S CAPITAL OF TEXAS HWY., SUITE 300
AUSTIN, TEXAS 78746
(512) 441 - 9493
ATTN: REX HACKETT, RPLS


HERO WAY DEVELOPMENT, LLC

3/24/26
DATE

WEST RIM ESTATES PRELIMINARY PLAT WILLIAMSON COUNTY

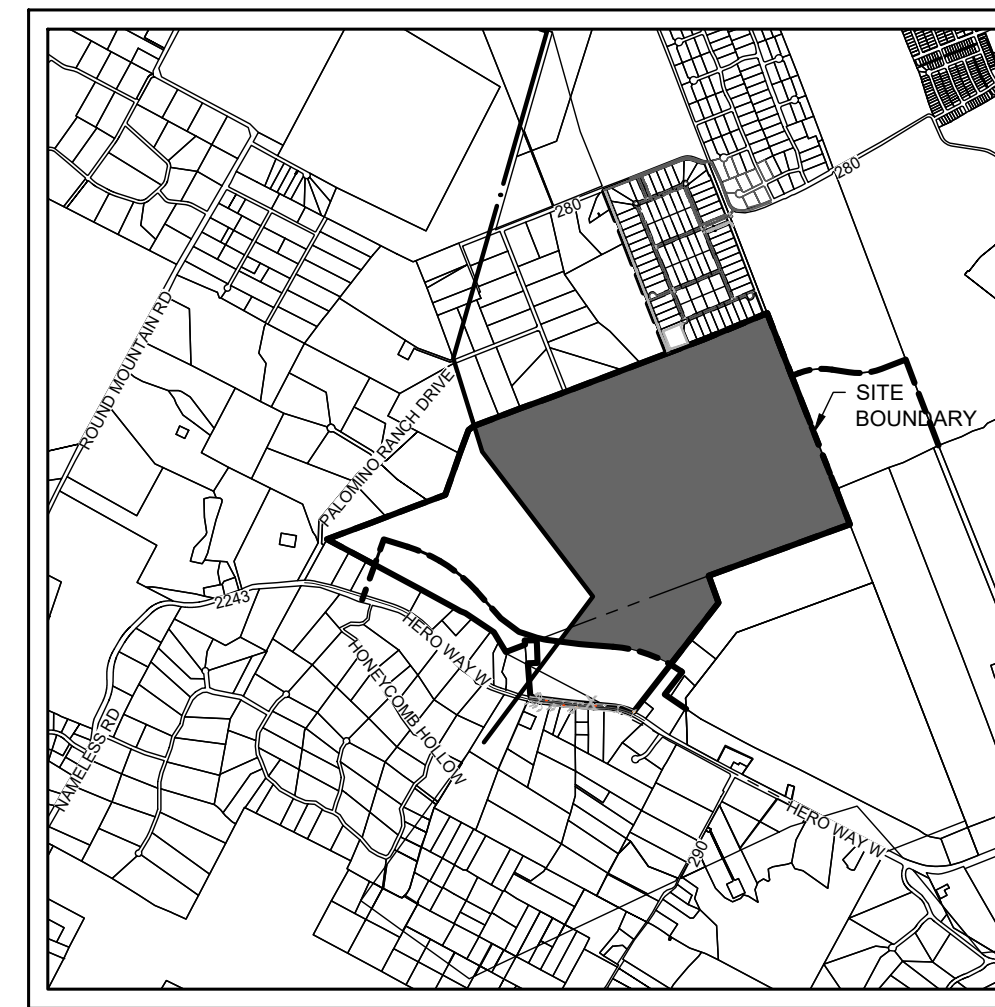
LEGAL DESCRIPTION:
403.41-ACRE TRACT OF LAND SITUATED IN THE WILLIAM W. HORNSBY SURVEY, ABSTRACT No. 308, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED TRACT ONE -- CONTAINING 77.93 ACRES AND A PORTION OF THAT CERTAIN TRACT CALLED TRACT TWO -- CONTAINING 503.13 ACRES AS DESCRIBED IN A WARRANTY DEED TO HERO WAY DEVELOPMENT, LLC IN DOCUMENT No. 2021143690 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND FURTHER DESCRIBED IN DOCUMENT No. 2021209354 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FEMA FIRM:
DATE: 12/20/2019
NUMBER: 48491C0435F
ZONE: AE


STREET TABLE PHASE 1							
ROADWAY NAME	ROW WIDTH (LF)	PAVEMENT WIDTH (LF)	LENGTH (LF)	CLASSIFICATION	DESIGN SPEED	RURAL/URBAN	MAINTENANCE AUTHORITY
SAN GABRIEL PKWY	126	VARIES	705	ARTERIAL	45	VARIES	PUBLIC
LUCKY LARRY BEND	VARIES	VARIES	417	MINOR COLLECTOR	35	RURAL	PUBLIC

WEST RIM ESTATES DEVELOPMENT		
LAND USE	LOTS	ACREAGE
UNZONED	3	385.25
RIGHT OF WAY	-	18.16
TOTAL	-	403.41

- NOTES:
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - NO PORTION OF THIS IS WITHIN THE FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP PANELS 48491C0435F EFFECTIVE DECEMBER 20, 2019 & 48453C0085J EFFECTIVE JANUARY 22, 2020.
 - THIS SITE IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THIS PRELIMINARY PLAN ASSUMES A DRAINAGE REPORT WILL BE PROVIDED IN CONJUNCTION WITH SUBMITTAL.
 - THIS PLAN IS CONCEPTUAL. ALL APPLICABLE COUNTY ORDINANCES SHALL APPLY UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
 - NO STORMWATER DETENTION IS PROPOSED WITH THIS PRELIMINARY PLAT WITHIN WILLIAMSON COUNTY.
 - NO DETENTION NECESSARY FOR THE WILLIAMSON COUNTY PORTION OF THE SITE. LESS THAN 20% IC AND POND LOCATED IN CITY OF LEANDER'S PORTION OF THE SITE.
 - WATER SERVICE IS PROVIDED BY HERO WAY WEST MUNICIPAL UTILITY DISTRICT. WASTEWATER SERVICE IS PROVIDED BY ON SITE SEWAGE FACILITY.
 - CONFORMS TO ALL APPLICABLE WILLIAMSON COUNTY LONG TERM TRANSPORTATION PROJECTS.
 - WILLIAMSON COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 - THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS(S) 1-3 PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOT(S) 1-3 INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS. REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
 - FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
 - FUTURE SAN GABRIEL PARKWAY WITHIN WILLIAMSON COUNTY SHOWN FOR REPRESENTATION ONLY; FINAL DESIGN TO BE PROVIDED LATER.
 - DEVELOPER HEREBY DEDICATES TO THE PUBLIC USE, AND FOR OWNERSHIP BY WILLIAMSON COUNTY, TEXAS, FOREVER THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON AND THE ENTITIES REFLECTED IN STREET TABLE PHASE 1. DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE, EXCEPT THAT WILLIAMSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PORTION OF LUCKY LARRY BEND WITHIN WILLIAMSON COUNTY, INCLUDING PAYING THE COST FOR SAME; PROVIDED, HOWEVER, THAT WILLIAMSON COUNTY SHALL BE RESPONSIBLE FOR TRAFFIC OPERATIONS, INCLUDING PAYING THE COSTS FOR THE SAME.
 - ACCESS TO SUBDIVISION IS CONTINGENT ON APPROVALS FROM THE CITY OF LEANDER. NO CONSTRUCTION MAY BEGIN UNTIL THE PROPER PERMITS FROM THE CITY HAVE BEEN OBTAINED AND PROVIDED TO WILLIAMSON COUNTY.
 - LOTS FOR THE SUBDIVISION ARE UNDER THE JURISDICTION OF TRAVIS COUNTY. NO CONSTRUCTION MAY BEGIN UNTIL THE PROPER PERMITS FROM THE COUNTY HAVE BEEN OBTAINED AND PROVIDED TO WILLIAMSON COUNTY.
 - THE TOTAL AVERAGE DAILY TRAFFIC (ADT) IS LESS THAN 1000.
 - PER THE APPROVED TRAFFIC MEMO, DEVELOPER WILL CONSTRUCT A WESTBOUND RIGHT TURN LANE ON HERO WAY W. AT W. SAN GABRIEL PARKWAY, AND A NORTHBOUND LEFT TURN LANE ON W. SAN GABRIEL PARKWAY AT LUCKY LARRY BEND WITH PHASE 1.



VICINITY MAP
1" = 3,000'


ERIC C. VANN PE



APRIL 10, 2026

APRIL 2026



Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23298 & 10046100
101 E OLD SETTLERS BLVD, SUITE 280 • ROUND ROCK, TEXAS 78665 • 512.441.9493

JOB NUMBER 28611-0003-01

TEXAS ONE CALL SYSTEM
1-800-245-4545
CALL BEFORE YOU. TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST

BENCHMARK INFORMATION:
T.B.M. "A"
MAG NAIL W/ WASHER "QUIDDITY ENG"
ELEV: 997.55'
NAVD83: 5620818'
SURFACE COORDINATES:
N = 10,184,921.3305
E = 3,053,255.0803
GRID COORDINATES:
N = 10,183,486.7980
E = 3,052,855.0312
GRID TO SURFACE SCALE FACTOR:
1.0001408685 AT THE 0,0,0 ORIGIN POINT, U.S. SURVEY FEET.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	JURISDICTION MAP
3	WILLIAMSON COUNTY EXISTING CONDITIONS
4	WEST RIM ESTATES WILLIAMSON COUNTY PRELIMINARY PLAT

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration No. 1-23298 & 10046100
101 E OLD SETTLERS BLVD, SUITE 280 • ROUND ROCK, TEXAS 78665 • 512.441.9493



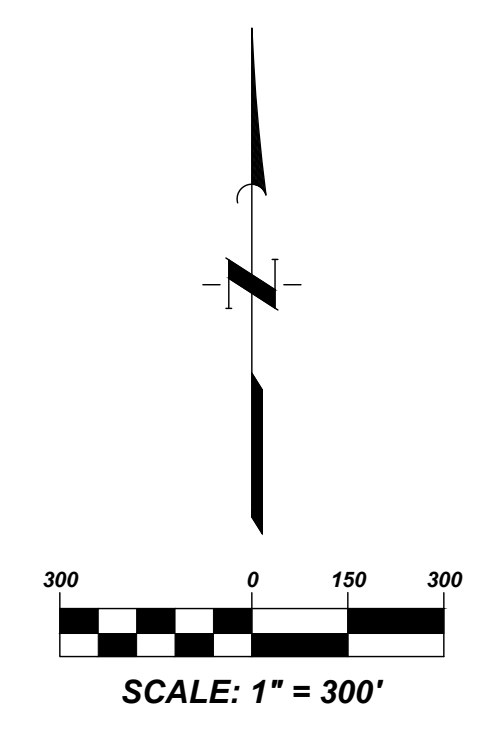
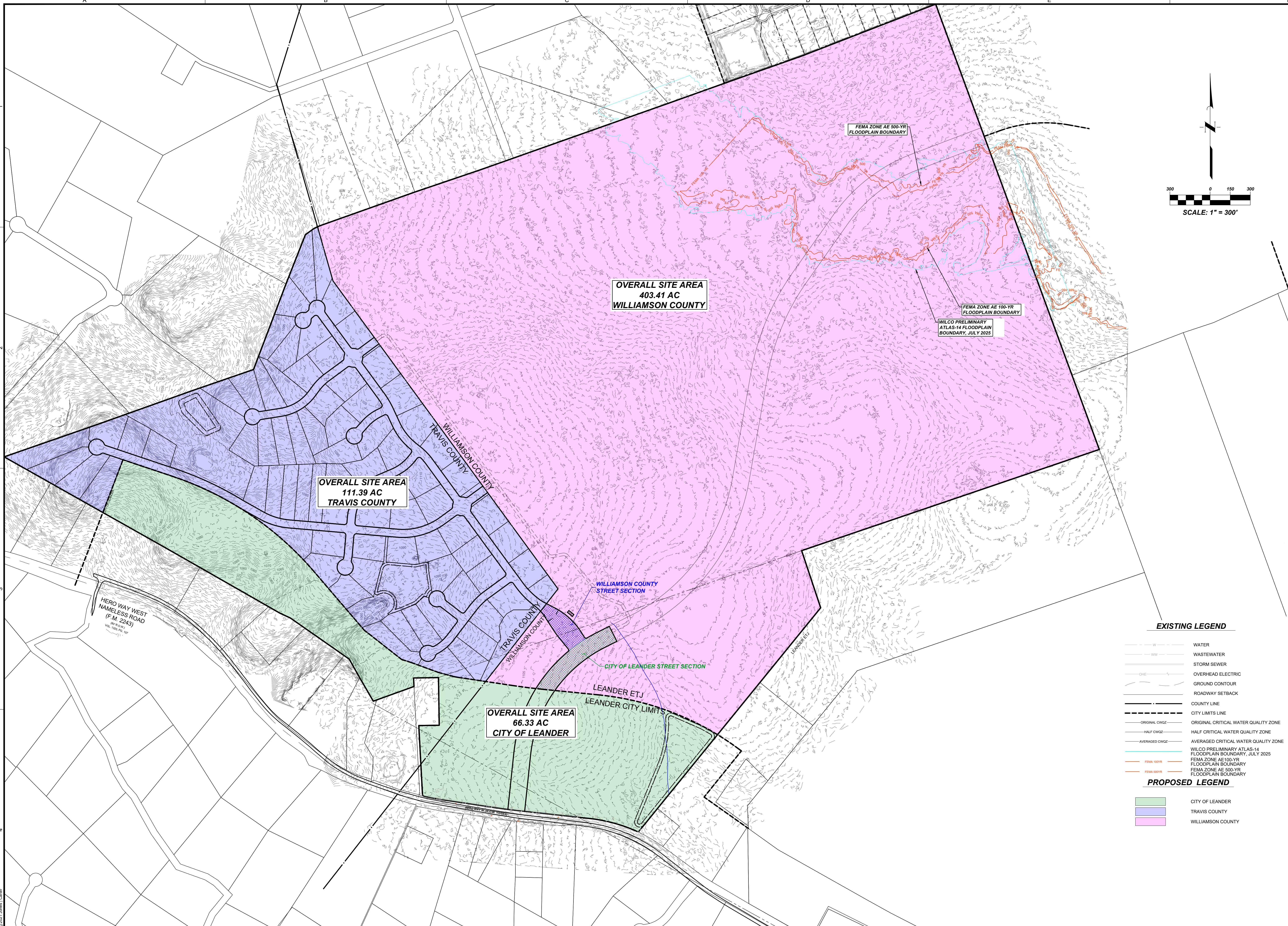
SHEET NO.

1

OF 4

WEST RIM ESTATES PRELIMINARY PLAT

DATE OF INIT. SUBMITTAL:
06/23/2025



OVERALL SITE AREA
111.39 AC
TRAVIS COUNTY

OVERALL SITE AREA
403.41 AC
WILLIAMSON COUNTY

OVERALL SITE AREA
66.33 AC
CITY OF LEANDER

FEMA ZONE AE 500-YR
FLOODPLAIN BOUNDARY

FEMA ZONE AE 100-YR
FLOODPLAIN BOUNDARY
WILCO PRELIMINARY
ATLAS-14 FLOODPLAIN
BOUNDARY, JULY 2025

HERO WAY WEST
NAMELESS ROAD
(F.M. 2243)
REF. PLAN
VOL. 1200, PG. 107

EXISTING LEGEND

- W — WATER
- WW — WASTEWATER
- S — STORM SEWER
- OHE — OVERHEAD ELECTRIC
- G — GROUND CONTOUR
- RS — ROADWAY SETBACK
- C — COUNTY LINE
- CL — CITY LIMITS LINE
- OCWQZ — ORIGINAL CRITICAL WATER QUALITY ZONE
- HCWQZ — HALF CRITICAL WATER QUALITY ZONE
- ACWQZ — AVERAGED CRITICAL WATER QUALITY ZONE
- WILCO — WILCO PRELIMINARY ATLAS-14 FLOODPLAIN BOUNDARY, JULY 2025
- FEMA 100YR — FEMA ZONE AE 100-YR FLOODPLAIN BOUNDARY
- FEMA 500YR — FEMA ZONE AE 500-YR FLOODPLAIN BOUNDARY

PROPOSED LEGEND

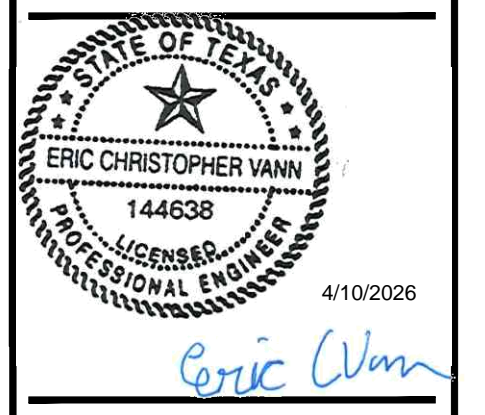
- C — CITY OF LEANDER
- T — TRAVIS COUNTY
- W — WILLIAMSON COUNTY

No.	Date	REVISIONS

QUIDDITY
3100 Alvin Chevrolet Boulevard, Suite 150 • Austin, Texas 78714 • 512.441.8893

DESIGNED BY: ECV
CHECKED BY: ARB
DRAWN BY: CM

SCALE: 1" = 300'
DATE: 4/7/2025
JOB NO.: 28611-0003-01



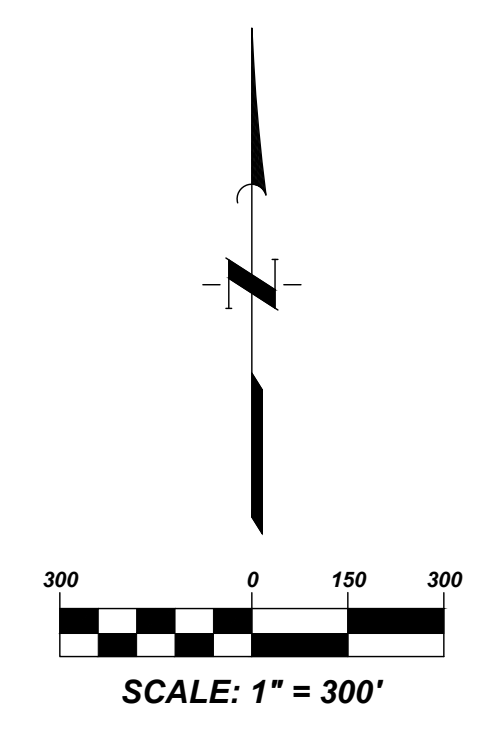
PRELIMINARY PLAN
WEST RIM ESTATES WILLIAMSON COUNTY PRELIMINARY PLAN
15006 HERO WAY WEST
LEANDER, TEXAS 78641

JURISDICTION MAP

©2025 Jones | Carter
K:\28611\28611-0003-01 Hero Way Preliminary Services\2 Design Phase\CAD\PRELIMINARY PLAN\WILLIAMSON COUNTY PRELIM PLAT\28611-0003-01 PP JURIS.dwg d: April 10, 2025

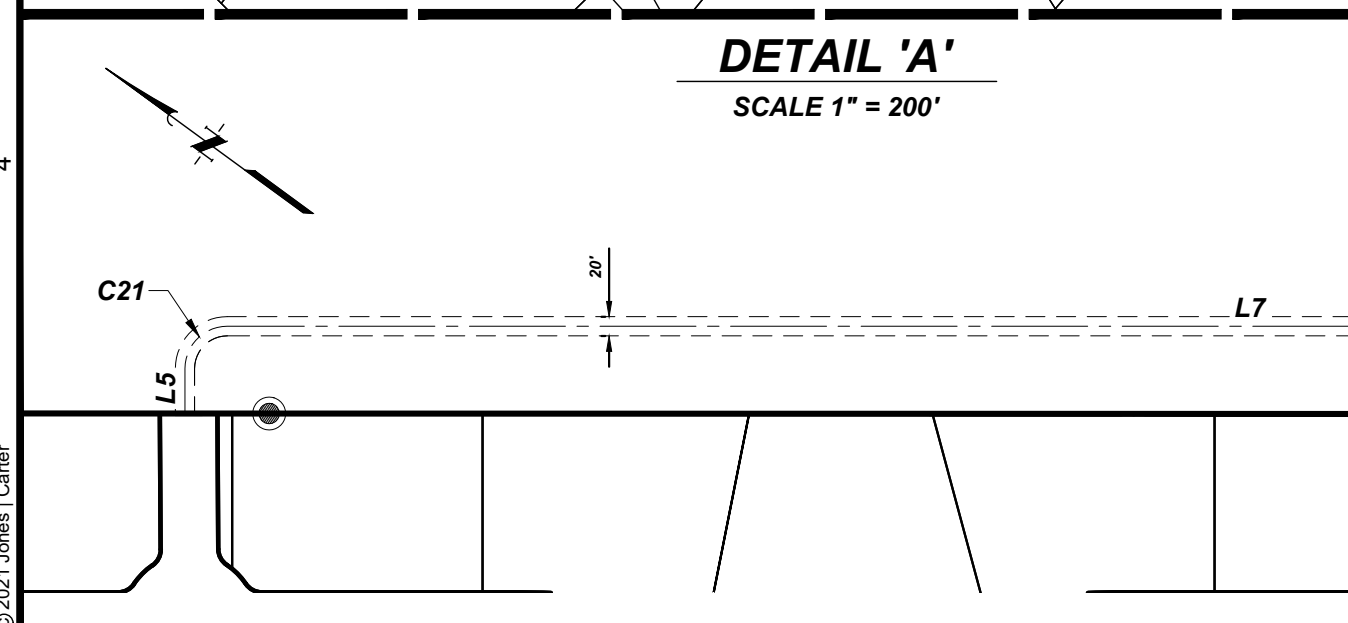
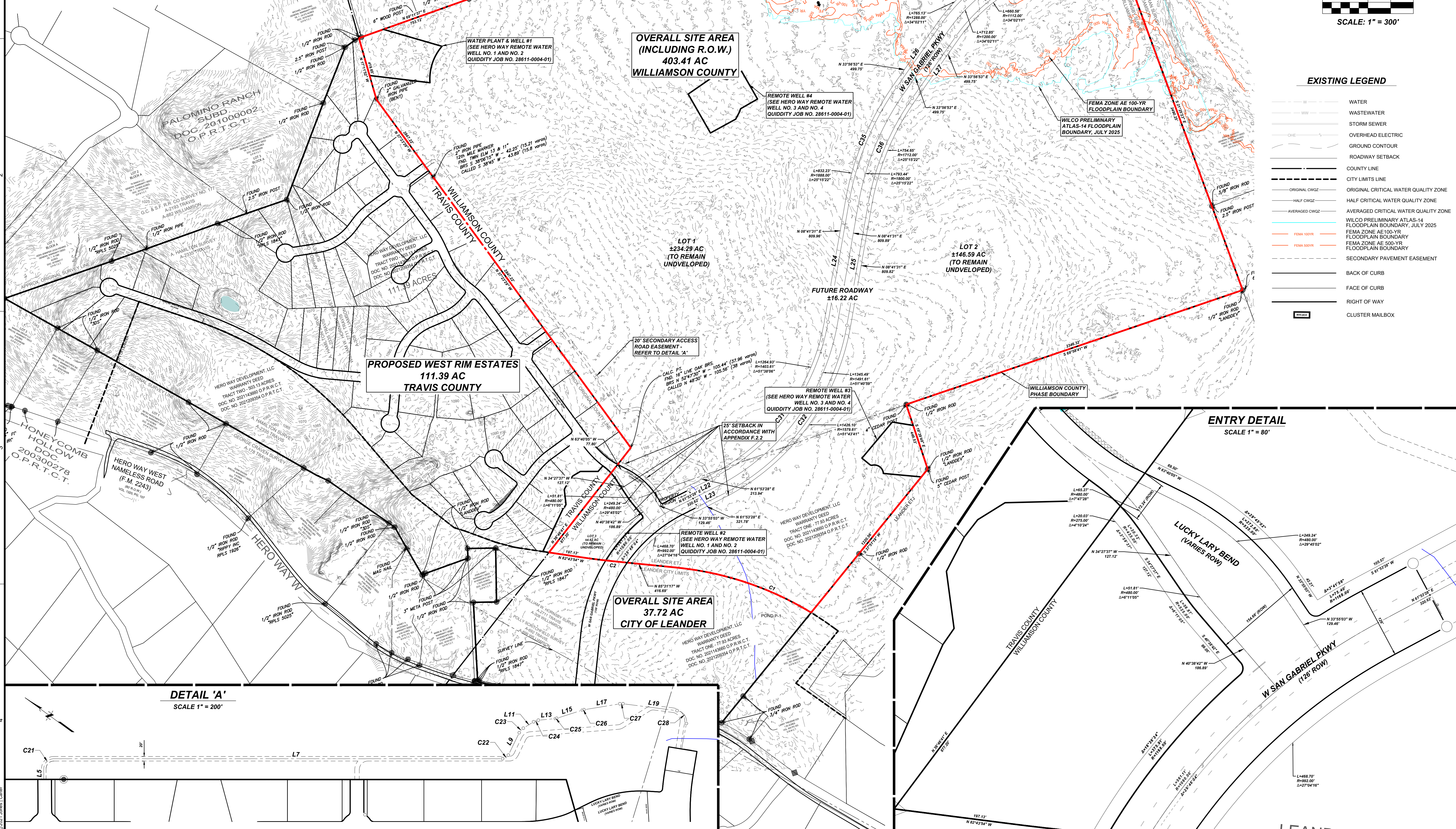
LINE TABLE		CURVE TABLE						
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
L1	N64°00'45"E	18.55'	C1	946.93'	2107.09'	25°44'56"	938.98'	N72°47'22.30"W
L2	S20°50'44"E	80.86'	C2	232.29'	4784.13'	2°46'55"	232.27'	N84°04'45.45"W
L9	N78°29'16"E	109.88'	C22	31.32'	28.00'	64°05'47"	29.72'	S69°27'50.49"E
L11	S69°17'44"E	53.25'	C23	26.99'	48.00'	32°13'00"	26.64'	S85°24'14.12"E
L13	S42°52'40"E	75.29'	C24	22.13'	48.00'	26°28'04"	21.94'	S56°05'12.00"E
L15	S55°07'03"E	119.01'	C25	5.98'	28.00'	12°14'23"	5.97'	S48°59'51.43"E
L17	S46°44'23"E	160.03'	C26	7.02'	48.00'	8°22'40"	7.01'	S50°55'43.13"E
L19	S30°07'30"E	239.89'	C27	13.92'	48.00'	16°36'54"	13.87'	S38°25'56.47"E
L22	N61°53'28"E	216.52'	C28	78.29'	48.00'	93°27'25"	69.90'	S16°36'12.65"W
L23	N61°53'28"E	218.23'	C31	1287.81'	1428.61'	51°38'57"	1244.85'	N34°28'15.87"E
L24	N8°41'31"E	809.94'	C32	1403.19'	1554.61'	51°42'55"	1356.04'	N34°30'14.77"E
L25	N8°41'31"E	809.84'	C35	821.21'	1863.00'	25°15'22"	814.58'	N21°19'12.14"E
L26	N33°56'53"E	499.75'	C36	765.67'	1737.00'	25°15'22"	759.49'	N21°19'12.14"E
L27	N33°56'53"E	499.75'	C39	750.28'	1263.00'	34°02'11"	739.30'	N50°57'58.34"E
L28	N67°59'04"E	567.11'	C40	675.43'	1137.00'	34°02'11"	665.54'	N50°57'58.34"E
L29	N67°59'04"E	565.79'						

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



EXISTING LEGEND

- W — WATER
- WW — WASTEWATER
- S — STORM SEWER
- OE — OVERHEAD ELECTRIC
- G — GROUND CONTOUR
- RS — ROADWAY SETBACK
- CL — COUNTY LINE
- L — CITY LIMITS LINE
- O — ORIGINAL CWOZ
- H — HALF CWOZ
- A — AVERAGED CWOZ
- W — WILCO PRELIMINARY ATLAS-14 FLOODPLAIN BOUNDARY, JULY 2025
- F — FEMA 100-YR FLOODPLAIN BOUNDARY
- F — FEMA 500-YR FLOODPLAIN BOUNDARY
- S — SECONDARY PAVEMENT EASEMENT
- C — BACK OF CURB
- F — FACE OF CURB
- R — RIGHT OF WAY
- M — CLUSTER MAILBOX



ENTRY DETAIL
SCALE 1" = 80'

No. _____ Date _____
 REVISIONS
 No. _____ Date _____
 ECY
 ARB
 CM
 DESIGNED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 SCALE: _____ DATE: 4/7/2025 JOB NO.: 28611-0003-01
 PRELIMINARY PLAN
 WEST RIM ESTATES WILLIAMSON COUNTY PRELIMINARY PLAN
 15008 HERO WAY WEST
 LEANDER, TEXAS 78641
WEST RIM ESTATES WILLIAMSON COUNTY PRELIMINARY PLAN
 COUNTY PRELIMINARY PLAN
 SHEET NO. **4**
 OF 4

QUIDDITY
 3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8823
 ERIC CHRISTOPHER WANN
 144638
 PROFESSIONAL ENGINEER
 4/10/2025
 Eric Wann

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 K:\28611-0003-01 Hero Way Preliminary Services\2 Design Phase\CAD\PRELIMINARY PLAN\WILLIAMSON COUNTY PRELIM PLAT\28611-0003-01 PP STE WILCO.dwg 4/10/2025