

# PRELIMINARY PLAT FOR EUREKA MILLS WILLIAMSON COUNTY, TEXAS



VICINITY MAP  
(NOT TO SCALE)

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10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

EUREKA MILLS

APRIL 2026

**PRELIMINARY PLAT OF  
EUREKA MILLS  
BEING PART OF THE SAMUEL SMITH SURVEY,  
ABSTRACT NO. 11  
WILLIAMSON COUNTY, TEXAS**

**NOTES:**

1. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.
2. DRIVEWAYS SHALL ONLY CONNECT TO INTERNAL PLATTED ROADWAYS AND NOT TO STATE HIGHWAY 29, EUREKA MILLS BOULEVARD, OR GATTIS STREET BEFORE THE FIRST INTERSECTION WITH TEXAS PALMETTO LANE.
3. IF DRIVEWAY ACCESS TO LOT 1 BLOCK A, LOT 13 BLOCK B, LOT 11 BLOCK D, LOT 19 BLOCK H, LOTS 1&2 BLOCK I, OR LOT 1 BLOCK J IS TO BE PROPOSED AT ANY TIME, THEY WILL NEED TO MEET THE DRIVEWAY REQUIREMENTS PER WILLIAMSON COUNTY DRIVEWAY POLICY IN EFFECT THAT TIME.
4. THE BEARINGS RECORDED HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. THE AVERAGE COMBINED CORRECTION FACTOR (CCF) IS 0.9998753. GRID DISTANCE = GROUND DISTANCE X CCF. PERMANENT IRON RODS SET FOR CORNER ARE 1/2-INCH IRON RODS WITH CAP MARKED "XXXXXX", UNLESS OTHERWISE NOTED HEREIN. ALL COORDINATES CAN BE REFERENCED TO A BENCHMARK DESCRIBED AS 43" IRON ROD THE NORTH MARGON REAR E. STATE HIGHWAY 29, APPROXIMATELY 0.4 OF A MILE EAST OF THE INTERSECTION OF E. STATE HIGHWAY 29 AND WATER VALLEY DRIVE. OBSERVED GPS COORDINATES FOR SAID 43" IRON ROD ARE N = 10,206,716.39, E = 3,166,725.81, Z = 609.62 FEET (NAVD88-GEOD18).
5. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES AND / OR OBSTRUCTIONS WHICH IMPEDE FLOW ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.
6. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
7. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
10. THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
11. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
12. 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.
13. 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.
14. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
15. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE JONAH SPECIAL UTILITY DISTRICT. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ, JONAH SPECIAL UTILITY DISTRICT, AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
16. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
17. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE AS WELL AS MAINTAINED BY SAN GABRIEL MUNICIPAL UTILITY DISTRICT #1.
18. LOT 1 BLOCK A, LOT 12 BLOCK B, LOT 11 BLOCK D, LOT 1 BLOCK I, LOT 21 BLOCK H, LOT 13 BLOCK J, LOT 14 BLOCK L & LOT 40 BLOCK KK SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
19. LOT 2 BLOCK A, LOT 2 BLOCK I, LOT 4 BLOCK R, LOT 32 BLOCK R, LOT 33 BLOCK R, LOT 4 BLOCK Q, LOT 20 BLOCK N, LOT 20 BLOCK Q, LOT 25 BLOCK O, LOT 17 BLOCK P, LOT 28 BLOCK V, LOT 10 BLOCK Y & LOT 30 BLOCK Y SHALL BE OWNED AND MAINTAINED BY SAN GABRIEL MUNICIPAL UTILITY DISTRICT #1.
20. NO LOT WITHIN THIS SUBDIVISION MAY BE FURTHER SUBDIVIDED.
21. WATER SERVICE IS PROVIDED BY JONAH SPECIAL UTILITY DISTRICT. WASTEWATER SERVICE IS PROVIDED BY THE RANCHO SAN GABRIEL WASTEWATER TREATMENT FACILITY. (TPDES PERMIT NO. WQ0015000002)
22. A 25-FT BUILDING SETBACK SHALL BE PROVIDED ON BOTH SIDES OF EUREKA MILLS BOULEVARD'S RIGHT-OF-WAY BEFORE IT TRANSITIONS TO A LOWER CLASSIFICATION AFTER THE INTERSECTION WITH LIRIOPE LANE.
23. MAXIMUM OF 59% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
24. PORTIONS OF THIS TRACT ARE WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL FOR WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019, PANEL NUMBER 48491C0320F. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT, OR IMPLY, THAT STRUCTURES PLACED WITHIN THE SPECIAL FLOOD HAZARD AREAS SHOWN HEREON, OR ANY OF THE PLATTED AREAS, WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. A LETTER OF MAP REVISION HAS BEEN SUBMITTED TO WILLIAMSON COUNTY AND FEMA TO UPDATE THE ATLAS 14, 100-YEAR FLOODPLAIN AS SHOWN ON THE PRELIMINARY PLAT.
25. LOTS 113-17, R9-21, R32, R33, V28, Y1-8, Y10, Y30, EE1, EE22-24, I12 & K11 ARE 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 RATE MAP, COMMUNITY PANEL NO. [48491C0320F], EFFECTIVE DATE, DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
26. 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 1A, 1I, 32R & 28V PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 1A, 1I, 32R & 28V 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.
27. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED MARCH 4, 2025. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO EUREKA MILLS BLVD OR STATE HIGHWAY 29.
28. 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.

**FLOOD NOTE:**


THE TRACT SHOWN HEREON LIES WITHIN ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION MAP NO. 48491C0320F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

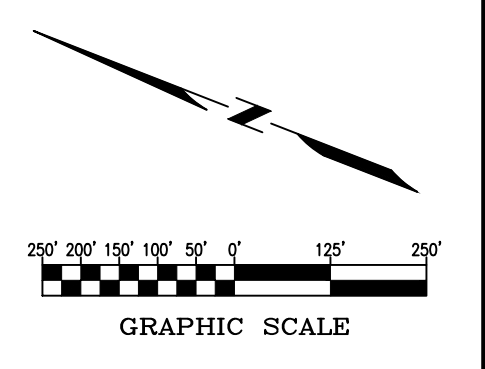
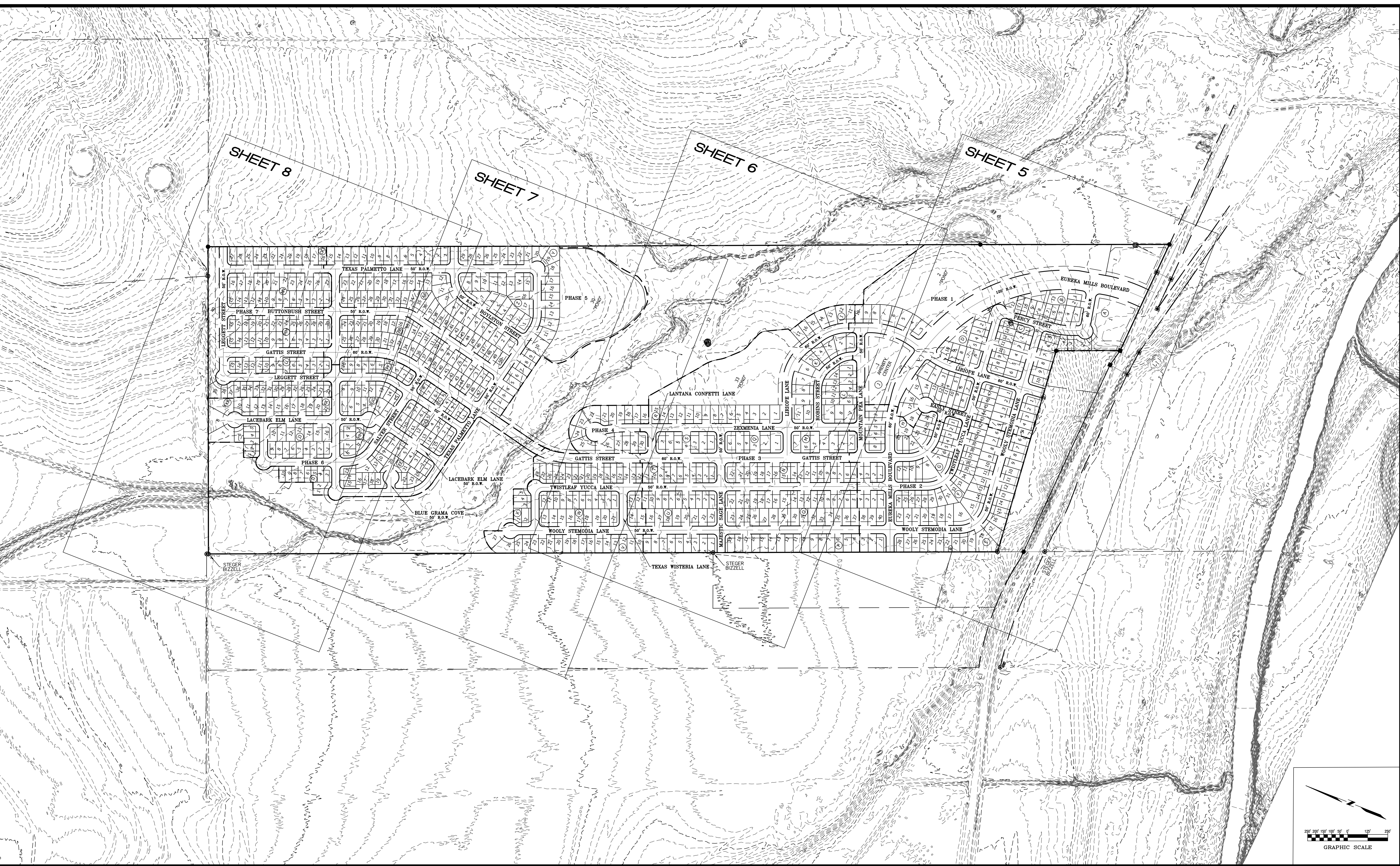
**LEGEND**

- TX.D.O.T. TYPE I CONCRETE MONUMENT FOUND
- ◻ TX.D.O.T. TYPE II CONCRETE MONUMENT FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP STAMPED "WALLACE GROUP" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- - - RIGHT-OF-WAY CENTERLINE
- ==== PLAT BOUNDARY LINE
- ==== LOT LINE
- - - ADJACENT PROPERTY LINE



PROJECT NAME: TRE JONAH 235	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	
JOB NUMBER: 21-058 DATE: 04/08/2026 DRAWING FILE PATH: K:\21058 - TRE JONAH 2551CAD\DWG\JONAH PRELIM PLAT REV4.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF   TECH: LTI   PARTYCHIEF: N/A CHECKED BY: HAS   FIELDBOOK: N/A	DATE DESCRIPTION	TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 42 TOTAL RESIDENTIAL LOTS: 821 TOTAL NON-RESIDENTIAL: 19	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.  TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,206,350.44 E: 3,172,699.27 Z: 598.61'	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FLUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642	
<b>EUREKA MILLS</b>						 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TBPELS FRM NO. 10001800 512-238-7901	DRAWING NAME: JONAH PRELIM PLAT REV4  SHEET 01 of 08

DRAWING PATH: K:\21058 - THE JONAH 235\CAD\DWG\JONAH PRELIM PLAT REV4.DWG SHEET PLOT SIZE: ARCH FULL BLEED (11.69" X 16.00" INCHES) LAST SAVED: 4/8/2026 1:53 PM PLOT DATE: 4/8/2026 2:21 PM



PROJECT NAME: TRE JONAH 235	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
JOB NUMBER: 21-058	DATE	TOTAL SIZE: 235.74 ACRES	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FLUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642
DATE: 04/08/2026	DESCRIPTION	TOTAL BLOCKS: 42	TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,898.27 Z: 598.61'			
DRAWING FILE PATH: K:\21058 - TRE JONAH		TOTAL RESIDENTIAL LOTS: 821				
FIELDNOTE FILE PATH: N/A		TOTAL NON-RESIDENTIAL: 19				
RPLS: FWF   TECH: LTI   PARTYCHIEF: N/A						
CHECKED BY: HAS   FIELDBOOK: N/A						

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

DATE	DESCRIPTION

**LSI LANDESIGN SERVICES, INC.**  
 10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
 TBPELS FIRM NO. 10001800  
 512-238-7901

DRAWING NAME: JONAH PRELIM PLAT REV4  
 SHEET 02 of 08

**EUREKA MILLS**

Table with 5 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains 80 rows of curve data.

Table with 5 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains 80 rows of curve data.

Table with 5 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains 80 rows of curve data.

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Table with 5 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains 80 rows of curve data.

Table with 5 columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD. Contains 80 rows of curve data.

Table with 2 columns: REVISIONS, PROJECT INFORMATION. Includes drawing title, date, scale, and project details.

Table with 2 columns: BENCHMARK, OWNER INFORMATION. Includes benchmark details and owner information.

Table with 2 columns: ENGINEER INFORMATION, SURVEYOR INFORMATION. Includes engineer and surveyor details.

Table with 2 columns: SURVEYOR INFORMATION, SURVEYOR INFORMATION. Includes surveyor details.

Table with 2 columns: SURVEYOR INFORMATION, SURVEYOR INFORMATION. Includes surveyor details.

Table with 2 columns: SURVEYOR INFORMATION, SURVEYOR INFORMATION. Includes surveyor details.

Table with 2 columns: SURVEYOR INFORMATION, SURVEYOR INFORMATION. Includes surveyor details.

EUREKA MILLS

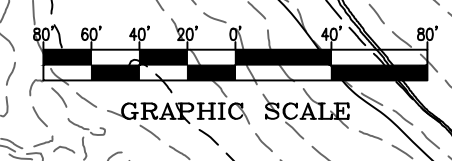


DRAWING NAME: JONAH PRELIM PLAT REV4 SHEET 03 of 08

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C563	1043.20'	115.17'	6°19'32"	N23°13'04"W	115.11'
C564	1043.20'	196.13'	10°46'20"	N31°46'00"W	195.84'
C565	1043.19'	0.70'	0°02'19"	N37°10'20"W	0.70'
C566	1043.20'	107.71'	5°54'57"	N40°08'58"W	107.66'
C567	1043.20'	105.03'	5°46'06"	N45°59'30"W	104.98'
C568	1043.20'	90.01'	4°56'37"	N51°20'52"W	89.98'
C569	1043.20'	244.43'	13°25'29"	N60°31'55"W	244.87'
C570	1043.20'	71.57'	3°55'51"	N69°12'35"W	71.56'
C571	439.99'	69.36'	9°01'54"	N06°23'15"E	69.29'
C572	440.00'	45.24'	5°53'28"	N01°04'26"W	45.22'
C573	440.00'	7.79'	1°00'51"	N04°31'36"W	7.79'
C574	440.00'	8.47'	1°06'12"	S05°35'07"E	8.47'
C575	440.00'	42.86'	5°34'54"	S08°55'40"E	42.85'
C576	440.01'	58.43'	7°36'29"	S15°31'22"E	58.38'
C577	440.00'	17.42'	2°16'07"	S20°27'40"E	17.42'
C578	205.00'	18.53'	5°10'43"	S87°31'49"W	18.52'
C579	205.00'	39.46'	11°01'43"	N84°21'58"W	39.40'
C580	205.00'	39.37'	11°00'15"	N73°20'59"W	39.31'
C581	205.00'	39.33'	10°59'33"	N62°21'05"W	39.27'
C582	205.00'	39.34'	10°59'39"	N51°21'29"W	39.28'
C583	205.00'	39.39'	11°00'34"	N40°21'23"W	39.33'
C584	205.00'	39.49'	11°02'14"	N29°19'59"W	39.43'
C585	205.00'	8.42'	2°21'15"	N22°38'15"W	8.42'
C586	155.00'	101.46'	37°30'16"	N40°12'49"W	99.66'
C587	155.00'	97.58'	36°04'17"	N77°00'04"W	95.98'
C588	205.00'	23.56'	6°35'03"	S88°15'22"W	23.54'
C589	205.00'	263.25'	73°34'32"	S58°14'53"E	245.53'
C590	205.00'	43.64'	12°11'53"	N71°11'29"W	43.56'
C591	205.00'	34.51'	9°38'48"	N60°16'08"W	34.47'
C592	205.00'	30.39'	8°29'38"	N51°11'56"W	30.36'
C593	205.00'	43.61'	12°11'23"	N40°51'26"W	43.53'
C594	205.00'	41.49'	11°35'43"	N28°57'54"W	41.42'
C595	205.00'	6.11'	1°42'25"	N22°18'50"W	6.11'
C596	155.00'	5.05'	1°51'56"	N22°23'35"W	5.05'
C597	155.00'	91.79'	33°55'52"	N40°17'29"W	90.46'
C598	155.00'	93.64'	34°36'51"	N74°33'51"W	92.22'
C599	155.00'	8.56'	3°09'56"	S86°32'46"W	8.56'
C600	50.00'	52.63'	6°01'8.44"	N23°04'43"W	50.24'
C601	50.00'	29.48'	33°47'12"	N23°58'15"E	29.06'
C602	50.00'	29.48'	33°47'12"	N57°45'27"E	29.06'
C603	50.00'	29.48'	33°47'12"	S88°27'21"E	29.06'
C604	50.00'	29.48'	33°47'12"	S54°40'09"E	29.06'
C605	50.00'	29.48'	33°47'12"	S20°52'56"E	29.06'
C606	50.00'	41.13'	4°70'08.02"	S19°34'41"W	39.98'
C607	500.00'	27.47'	3°08'51"	N03°27'36"W	27.46'
C608	500.00'	45.01'	5°09'29"	N00°41'34"E	45.00'
C609	500.00'	45.01'	5°09'27"	N05°51'03"E	45.00'
C610	500.00'	51.25'	5°52'21"	N11°21'58"E	51.23'
C612	1193.97'	39.86'	1°54'46"	N75°59'16"W	39.86'
C613	1193.97'	107.83'	5°10'28"	N79°31'54"W	107.79'
C614	1193.97'	74.94'	3°35'46"	N83°55'01"W	74.93'
C615	15.00'	2.58'	9°51'12"	N73°31'58"E	2.58'
C616	695.00'	84.49'	6°57'55"	S81°57'30"W	84.44'
C617	695.00'	115.18'	9°29'43"	S73°43'41"W	115.05'
C618	755.20'	41.80'	3°10'17"	S81°34'12"W	41.80'
C619	755.20'	41.34'	3°08'10"	S78°24'58"W	41.33'
C620	755.20'	41.01'	3°06'40"	S75°17'33"W	41.00'
C621	755.20'	40.80'	3°05'44"	S72°11'21"W	40.80'
C622	755.20'	22.11'	1°40'38"	S69°48'10"W	22.11'
C623	695.00'	199.67'	16°27'38"	S71°12'39"W	198.98'
C624	155.00'	88.40'	32°40'38"	N37°51'46"W	87.21'
C625	155.00'	12.34'	4°33'47"	N56°28'59"W	12.34'
C626	155.00'	74.44'	27°30'54"	N72°31'19"W	73.72'
C627	155.00'	42.05'	15°32'36"	S85°56'56"W	41.92'
C628	155.00'	25.92'	9°34'55"	S73°23'10"W	25.89'
C629	205.00'	40.72'	11°22'47"	N27°12'50"W	40.65'
C630	205.00'	55.29'	15°27'07"	N40°37'47"W	55.12'
C631	205.00'	37.24'	10°24'32"	N53°33'36"W	37.19'
C632	205.00'	14.36'	4°00'51"	N60°46'17"W	14.36'
C633	205.00'	49.27'	13°46'16"	N69°39'51"W	49.15'
C634	205.00'	49.77'	13°54'33"	N83°30'15"W	49.64'
C635	205.00'	50.41'	14°05'18"	S82°29'49"W	50.28'
C636	205.00'	24.54'	6°51'27"	S72°01'26"W	24.52'
C637	270.00'	9.54'	2°01'25"	N22°32'09"W	9.54'
C638	270.00'	84.31'	17°53'30"	N32°29'36"W	83.97'
C639	270.00'	81.64'	17°19'31"	N50°06'07"W	81.33'
C640	270.00'	68.66'	14°34'11"	N66°02'58"W	68.47'
C641	270.00'	85.12'	18°03'47"	N82°21'57"W	84.77'
C642	270.00'	85.64'	18°10'26"	S79°30'57"W	85.28'
C643	270.00'	8.64'	1°50'01"	S69°30'43"W	8.64'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C644	447.98'	59.43'	7°36'03"	N11°55'00"E	59.39'
C645	447.98'	70.24'	8°59'02"	N03°37'28"E	70.17'
C646	447.98'	70.24'	8°59'02"	N05°21'35"W	70.17'
C647	447.98'	74.49'	9°31'38"	N14°36'55"W	74.41'
C648	447.98'	274.41'	35°05'46"	N01°49'51"W	270.14'
C649	445.00'	70.41'	9°03'55"	N27°11'30"W	70.33'
C650	445.00'	70.41'	9°03'55"	N36°15'25"W	70.33'
C651	445.00'	70.41'	9°03'55"	N45°19'20"W	70.33'
C652	445.00'	69.20'	8°54'35"	N54°18'34"W	69.13'
C653	165.02'	89.81'	31°10'58"	N37°46'09"W	88.71'
C654	165.02'	119.39'	41°27'04"	N74°05'10"W	116.80'
C655	165.02'	110.23'	38°16'20"	S66°03'08"W	108.19'
C656	165.02'	95.80'	33°15'46"	S30°17'05"W	94.46'
C657	165.00'	126.91'	44°04'14"	N46°29'04"E	123.81'
C658	165.00'	40.30'	13°59'40"	N17°27'07"E	40.20'
C659	320.00'	78.09'	13°58'56"	N83°54'32"W	77.90'
C660	320.00'	76.46'	13°41'24"	S82°15'16"W	76.28'
C661	320.00'	37.57'	6°43'38"	S72°02'45"W	37.55'
C662	205.00'	23.12'	6°27'44"	N71°51'01"E	23.11'
C663	205.00'	54.26'	15°09'55"	N82°39'51"E	54.10'
C664	205.00'	45.92'	12°50'08"	S83°20'08"E	45.83'
C665	155.00'	61.53'	22°44'34"	S88°17'21"E	61.12'
C666	155.00'	31.71'	11°43'13"	N74°28'46"E	31.65'
C667	155.00'	96.19'	35°33'21"	S50°50'29"W	94.65'
C668	155.00'	54.05'	19°58'52"	S23°04'22"W	53.78'
C669	205.00'	8.02'	2°14'32"	N14°12'12"E	8.02'
C670	205.00'	51.84'	14°29'17"	N22°34'12"E	51.70'
C671	205.00'	51.84'	14°29'17"	N37°03'24"E	51.70'
C672	205.00'	51.84'	14°29'17"	N51°32'41"E	51.70'
C673	205.00'	35.17'	9°49'49"	N63°42'15"E	35.13'
C674	415.77'	12.27'	1°41'27"	N14°42'55"E	12.27'
C675	415.77'	36.09'	4°58'23"	N18°02'50"E	36.08'
C676	415.77'	39.94'	5°30'17"	N35°00'23"E	39.93'
C677	415.77'	54.33'	7°30'05"	N41°30'35"E	54.40'
C678	415.77'	3.34'	0°27'39"	N45°01'48"E	3.34'
C679	415.77'	46.38'	6°23'30"	N41°36'14"E	46.36'
C680	415.77'	44.65'	6°09'13"	N35°19'52"E	44.63'
C681	415.77'	43.04'	5°55'52"	N29°17'19"E	43.02'
C682	415.77'	42.01'	5°47'22"	N23°25'42"E	41.99'
C683	25.00'	21.03'	48°11'23"	S02°42'51"W	20.41'
C684	415.77'	41.46'	5°42'49"	N17°40'37"E	41.44'
C685	203.46'	36.79'	10°21'35"	N07°48'03"E	36.74'
C686	203.46'	36.79'	10°21'35"	N02°33'32"W	36.74'
C687	203.46'	36.79'	10°21'35"	N12°55'07"W	36.74'
C688	155.73'	1.36'	0°30'07"	S21°00'02"E	1.36'
C689	155.73'	51.41'	18°54'59"	S11°17'29"E	51.18'
C690	155.73'	40.43'	14°52'29"	S05°36'15"W	40.32'
C691	544.90'	33.65'	3°32'19"	S11°18'47"W	33.65'
C692	544.90'	41.73'	4°23'18"	S07°20'58"W	41.72'
C693	544.90'	41.73'	4°23'17"	S02°57'41"W	41.72'
C694	544.90'	41.73'	4°23'17"	S01°25'36"E	41.72'
C695	544.90'	41.73'	4°23'16"	S05°48'52"E	41.72'
C696	544.90'	41.73'	4°23'15"	S10°12'08"E	41.72'
C697	544.90'	41.73'	4°23'15"	S14°35'23"E	41.72'
C698	544.90'	41.72'	4°23'14"	S18°58'37"E	41.71'
C699	544.90'	49.06'	5°09'29"	S18°39'21"E	49.04'
C700	544.90'	49.13'	5°09'56"	S13°29'38"E	49.11'
C701	544.90'	49.17'	5°10'12"	S08°19'34"E	49.15'
C702	544.90'	49.18'	5°10'15"	S03°09'20"E	49.16'
C703	544.90'	49.16'	5°10'07"	S02°00'51"W	49.14'
C704	544.90'	49.10'	5°09'47"	S07°10'48"W	49.09'
C705	544.90'	31.58'	3°19'14"	S11°25'19"W	31.58'
C706	500.39'	40.56'	4°38'41"	S10°45'10"W	40.55'
C707	500.39'	40.81'	4°40'23"	S06°05'38"W	40.80'
C708	500.39'	40.81'	4°40'23"	S01°25'15"W	40.80'
C709	500.39'	40.81'	4°40'23"	S03°15'07"E	40.80'
C710	500.39'	40.81'	4°40'23"	S07°55'30"E	40.80'
C711	500.39'	40.81'	4°40'23"	S12°35'52"E	40.80'
C712	500.39'	40.81'	4°40'23"	S17°16'15"E	40.80'
C713	440.36'	27.91'	3°37'55"	S19°32'26"E	27.91'
C714	440.36'	58.29'	7°35'01"	S13°55'58"E	58.24'
C715	440.36'	64.07'	8°20'08"	S05°58'23"E	64.01'
C716	440.36'	64.41'	8°22'52"	S02°23'07"W	64.36'
C717	440.36'	49.95'	6°29'58"	S09°49'32"W	49.93'
C718	205.61'	5.43'	1°30'48"	S12°18'15"W	5.43'
C719	205.61'	43.96'	12°15'00"	S05°25'21"W	43.88'
C720	205.61'	43.96'	12°15'00"	S06°49'38"E	43.88'
C721	205.61'	29.96'	8°20'58"	S17°07'37"E	29.94'
C722	155.71'	82.73'	30°26'27"	S06°02'09"E	81.76'
C723	155.71'	10.48'	3°51'29"	S11°06'49"W	10.48'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C724	25.00'	4.83'	11°04'34"	S26°55'08"E	4.83'
C725	50.00'	32.45'	37°10'47"	S50°58'50"E	31.88'
C726	50.00'	34.56'	39°35'57"	S12°35'28"E	33.87'
C727	50.00'	31.66'	36°16'37"	S25°20'49"W	31.13'
C728	50.00'	52.01'	59°35'48"	S73°17'02"W	49.69'
C729	50.00'	85.99'	98°31'57"	N27°39'06"W	75.78'
C730	50.00'	4.53'	5°11'40"	N24°12'43"E	4.53'
C731	50.00'	44.97'	51°32'05"	N43°48'11"W	43.47'
C732	50.00'	50.60'	57°59'05"	N10°57'24"E	48.47'
C733	50.00'	50.00'	57°17'45"	N68°35'49"E	47.94'
C734	50.00'	48.51'	55°35'15"		



MATCHLINE  
SHEET 6  
SHEET 5

WILCO ATLAS-14 FLOODPLAIN  
RECEIVED FROM WILLIAMSON  
COUNTY ON 12/09/2025

ATLAS-14 FLOODPLAIN AS  
STUDIED BY TRE & ASSOCIATES  
DATED 01/12/2026

FEMA 100YR FLOODPLAIN  
PANEL #48471C0320F  
EFFECTIVE 12/20/2019

WARREN E. SEFCIK, JR.  
AND  
WIFE, CATY BLAINE SEFCIK  
(184.61 ACRES)  
DOC. NO. 2012077341  
O.P.R.W.C.T.

WARREN E. SEFCIK, JR.  
WARREN TRACT 2  
(CALLED 14.669 ACRES)  
DOC. NO. 2017090504  
O.P.R.W.C.T.

LANCE A. SEFCIK  
(CALLED 3.211 ACRES)  
DOC. NO. 2017101929  
O.P.R.W.C.T.

THOMAS PHIL JOHNSON AND  
SPOUSE, ANNIE M. JOHNSON  
(CALLED 7.785 ACRES)  
VOL. 199, PG. 089  
O.R.W.C.T.

ANNIE GRIMM JOHNSON &  
AMY LYNN MARTIN  
(2.0 ACRES)  
DOC. NO. 2023007067  
O.R.W.C.T.

WILLIS E. SEFCIK  
TRACT 2 (52.642 ACRES)  
DOC. NO. 2017090503  
O.P.R.W.C.T.

FEMA 100YR FLOODPLAIN  
PANEL #48471C0320F  
EFFECTIVE 12/20/2019

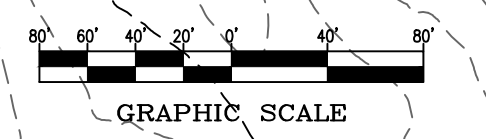
WILLIS E. SEFCIK  
TRACT 1 (0.936 OF ONE ACRE)  
DOC. NO. 2017090503  
O.P.R.W.C.T.

PROJECT NAME:	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
PROJECT NAME: TRE JONAH 235 JOB NUMBER: 21-058 DATE: 04/08/2026 DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\WSS\JONAH PRELIM PLAT REV4.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF CHECKED BY: HAS TECH: LTI PARTYCHIEF: N/A FIELDBOOK: N/A	DATE: 04/08/2026 DESCRIPTION: SCALE: 1" = 80'	TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 42 TOTAL RESIDENTIAL LOTS: 821 TOTAL NON-RESIDENTIAL: 19 TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642

**EUREKA MILLS**

**LSI LANDESIGN SERVICES, INC.**  
 10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
 TPBELS FIRM NO. 10001800  
 512-238-7901

DRAWING NAME:  
JONAH PRELIM PLAT  
REV4  
SHEET  
05 of 08



MATCHLINE SHEET 7  
SHEET 6

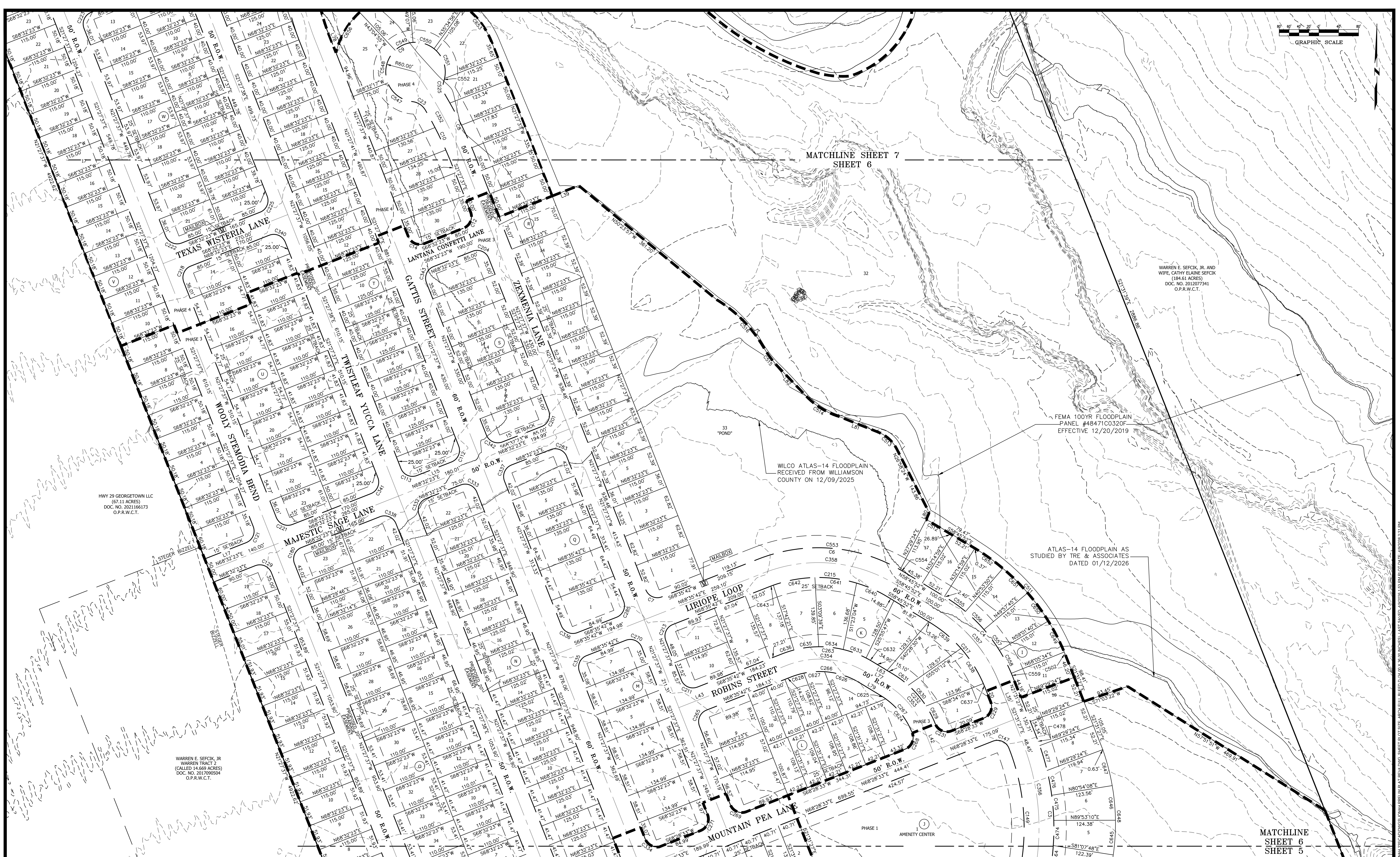
WARREN E. SEFCIK, JR. AND  
WIFE, CATHY ELAINE SEFCIK  
(184.61 ACRES)  
DOC. NO. 201207341  
O.P.R.W.C.T.

FEMA 100YR FLOODPLAIN  
PANEL #48471C0320F  
EFFECTIVE 12/20/2019

WILCO ATLAS-14 FLOODPLAIN  
RECEIVED FROM WILLIAMSON  
COUNTY ON 12/09/2025

ATLAS-14 FLOODPLAIN AS  
STUDIED BY TRE & ASSOCIATES  
DATED 01/12/2026

MATCHLINE  
SHEET 6  
SHEET 5

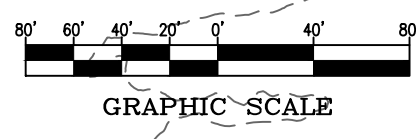
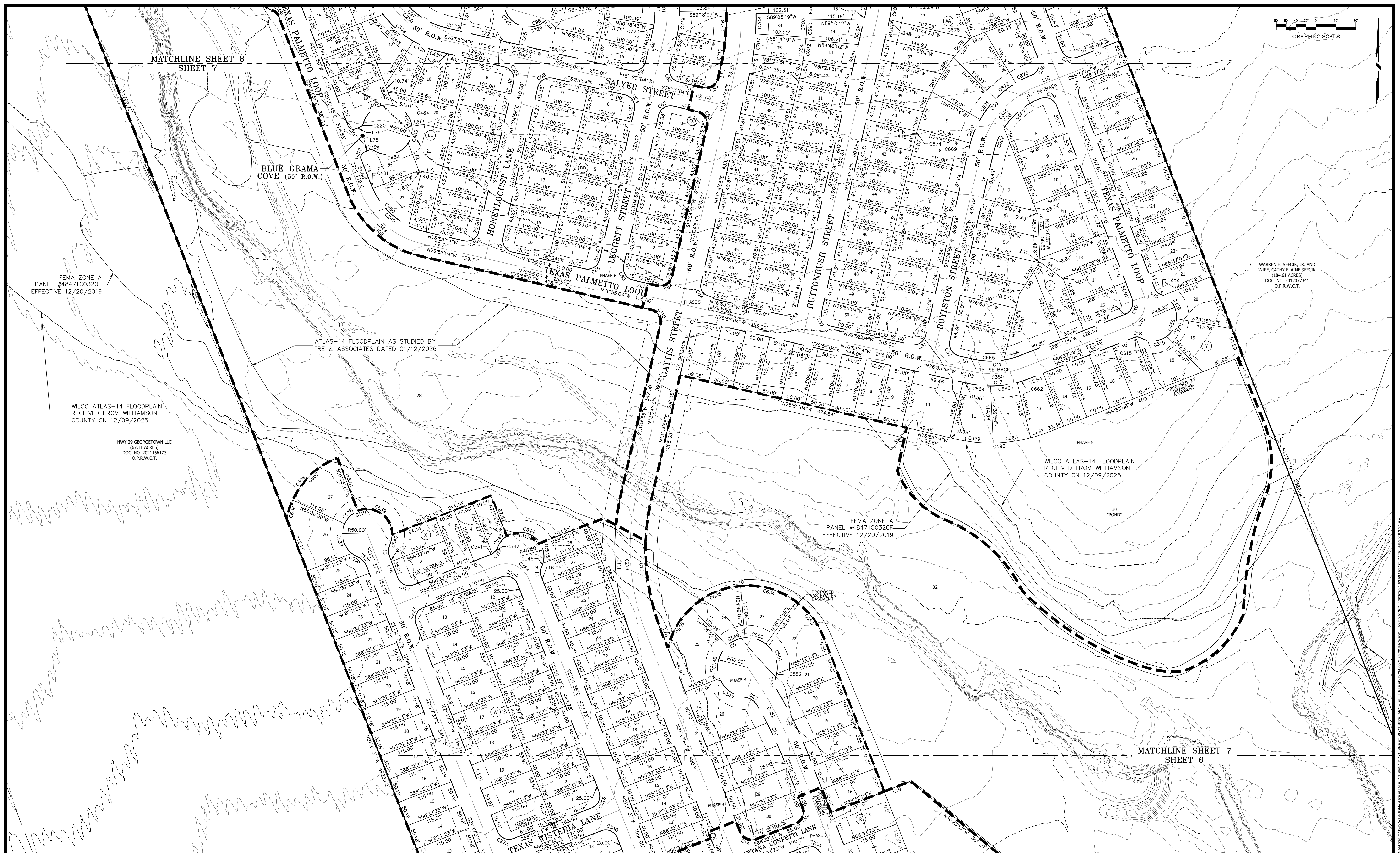


PROJECT NAME:	REVISIONS	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
PROJECT NAME: TRE JONAH 235 JOB NUMBER: 21-058 DATE: 04/08/2026 DRAWING FILE PATH: K:\21058 - TRE JONAH 235\CADD\WSS\JONAH PRELIM PLAT REV4.DWG FIELDNOTE FILE PATH: N/A RPLS: FWF CHECKED BY: HAS	DATE: 04/08/2026 DESCRIPTION: SCALE: 1" = 80'	TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 42 TOTAL RESIDENTIAL LOTS: 821 TOTAL NON-RESIDENTIAL: 19	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29. TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'	JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732	ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 100 AUSTIN, TEXAS 78735	FRANK W. FUNK R.P.L.S. NO. 6803 10090 W HIGHWAY 29 LIBERTY HILL, TEXAS 78642

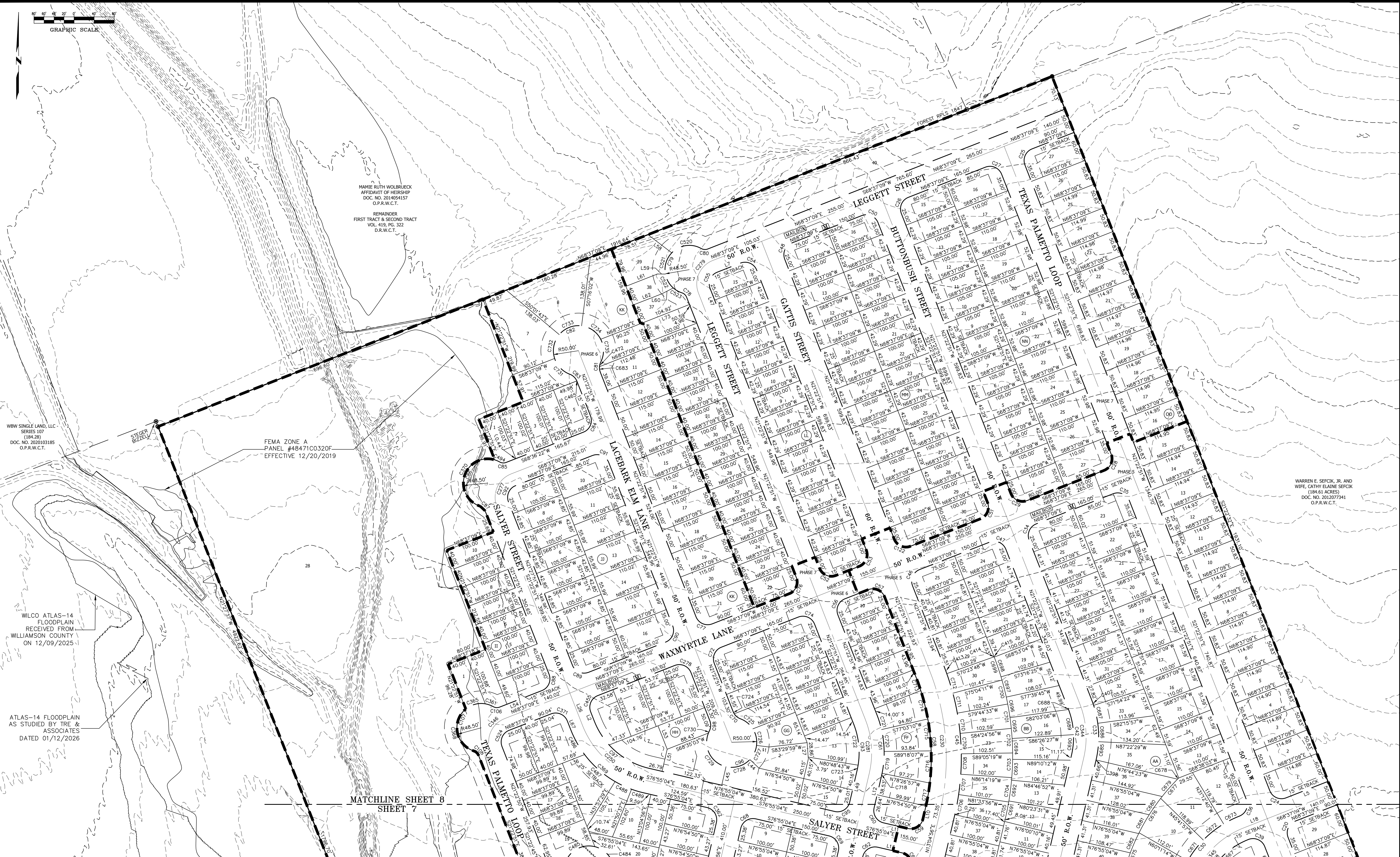
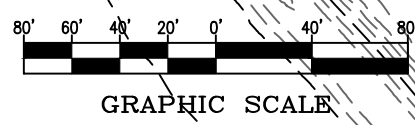
EUREKA MILLS

**LSI** LANDESIGN SERVICES, INC. ★  
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TPELS FIRM NO. 10001800  
512-238-7901

DRAWING NAME:  
JONAH PRELIM PLAT  
REV4  
SHEET  
06 of 08



<b>PROJECT NAME:</b> TRE JONAH 235 <b>JOB NUMBER:</b> 21-058 <b>DATE:</b> 04/08/2026 <b>DRAWING FILE PATH:</b> K:\21058 - TRE JONAH\235\CADD\ISSUANCES\PRELIM PLAT REV4.DWG <b>FIELDNOTE FILE PATH:</b> N/A <b>RPLS:</b> FWF   <b>TECH:</b> LTI   <b>PARTYCHIEF:</b> N/A <b>CHECKED BY:</b> HAS   <b>FIELDBOOK:</b> N/A		<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION			<b>PROJECT INFORMATION</b> TOTAL SIZE: 235.74 ACRES TOTAL BLOCKS: 42 TOTAL RESIDENTIAL LOTS: 821 TOTAL NON-RESIDENTIAL: 19 <b>BENCHMARK</b> 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29. <b>OWNER INFORMATION</b> TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE. N: 10,208,350.44 E: 3,172,689.27 Z: 598.61'		<b>OWNER INFORMATION</b> JONAH 235, LLC 1404 HAWKS CANYON CIRCLE AUSTIN, TX 78732		<b>ENGINEER INFORMATION</b> ADRIAN H. ROSAS P.E. NO. 89450 6101 W. COURTYARD DRIVE BUILDING 1, SUITE 1100 AUSTIN, TEXAS 78735		<b>SURVEYOR INFORMATION</b> FRANK W. FUNK R.P.L.S. NO. 6803 10090 W. HIGHWAY 29 LIBERTY HILL, TEXAS 78642		<b>EUREKA MILLS</b> 10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TPELS FIRM NO. 10001800 512-238-7901		<b>LAND DESIGN SERVICES, INC.</b> 10090 W. HIGHWAY 29, LIBERTY HILL, TEXAS 78642 TPELS FIRM NO. 10001800 512-238-7901		<b>DRAWING NAME:</b> JONAH PRELIM PLAT REV4 <b>SHEET</b> 07 of 08	
DATE	DESCRIPTION																				



MAMIE RUTH WOLBRUECK  
AFFIDAVIT OF HEIRSHIP  
DOC. NO. 2014094157  
O.P.R.W.C.T.

REMAINDER  
FIRST TRACT & SECOND TRACT  
VOL. 419, PG. 322  
D.R.W.C.T.

WBW SINGLE LAND, LLC  
SERIES 107  
(184.28)  
DOC. NO. 2020103185  
O.P.R.W.C.T.

FEMA ZONE A  
PANEL #48471C0320F  
EFFECTIVE 12/20/2019

WILCO ATLAS-14  
FLOODPLAIN  
RECEIVED FROM  
WILLIAMSON COUNTY  
ON 12/09/2025

ATLAS-14 FLOODPLAIN  
AS STUDIED BY TRE &  
ASSOCIATES  
DATED 01/12/2026

WARREN E. SEFCIK, JR. AND  
WIFE, CATHY ELAINE SEFCIK  
(184.61 ACRES)  
DOC. NO. 201207341  
O.P.R.W.C.T.

MATCHLINE SHEET 8  
SHEET 7

PROJECT NAME: TRE JONAH 235		REVISIONS		PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION	
JOB NUMBER: 21-058	DATE: 04/08/2026	DESCRIPTION		TOTAL SIZE: 235.74 ACRES	1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET IN THE SOUTH ROW LINE OF STATE HIGHWAY 29.	124.557	JONAH 235, LLC	ADRIAN H. ROSAS	FRANK W. FUNK				
DRAWING FILE PATH: K:\21058 - TRE JONAH	SCALE: 1" = 80'			TOTAL BLOCKS: 42		5.99	1404 HAWKS CANYON CIRCLE	P.E. NO. 89450	R.P.L.S. NO. 6803				
CADD FILE PATH: C:\ADD\WSS\JONAH PRELIM PLAT REV4.DWG				TOTAL RESIDENTIAL LOTS: 821			AUSTIN, TX 78732	6101 W. COURTYARD DRIVE	10090 W HIGHWAY 29				
FIELDNOTE FILE PATH: N/A				TOTAL NON-RESIDENTIAL: 19				BUILDING 1, SUITE 100	LIBERTY HILL, TEXAS 78642				
RPLS: FWF	TECH: LTI	PARTYCHIEF: N/A			TEXAS COORDINATES SYSTEM OF 1983, TEXAS CENTRAL ZONE.			N. 10,208,350.44					
CHECKED BY: HAS	FIELDBOOK: N/A				N. 3,172,689.27			E. 3,172,689.27					
					Z: 598.61'								

EUREKA MILLS

**LSI** LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

DRAWING NAME: JONAH PRELIM PLAT REV4  
SHEET 08 of 08

DRAWING PLOT: 7/6/2025 - THE JONAH 235 CAD DWG SHEET PLOT SIZE: ARCHIT FULL BLEED @ 0.40 X 0.40 INCHES) LAST SAVED: 4/8/2026 1:53 PM PLOT DATE: 4/8/2026 2:22 PM