

**LEGAL DESCRIPTION:**

94.783 ACRES OF THE THOMAS P DAVY SURVEY, ABSTRACT NO. 169. RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS

**WATERSHED STATUS:**

1. THIS SITE IS LOCATED IN THE LAKE CREEK WATERSHED.
2. SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS.
3. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

**FLOODPLAIN INFORMATION:**

1. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0610F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
2. AS PART OF THE PHASE 2B FINAL PLAT (2023065062) VACATION, THE CITY OF AUSTIN REQUIRED A SITE-SPECIFIC FLOOD STUDY TO DELINEATE THE FLOODPLAIN BASED ON THE CITY OF AUSTIN ATLAS 14 RAINFALL INFORMATION, THIS STUDY HAS BEEN COMPLETED. THIS FLOODPLAIN DELINEATION IS ALSO SHOWN ON THESE PLANS.
3. DRAINAGE EASEMENTS THAT CONTAINS THE ATLAS-14 100-YEAR FLOODPLAIN HAVE BEEN RECORDED USING SEPARATE INSTRUMENT UNDER THE DOCUMENT #20250227.
4. THE ATLAS 14 FLOODPLAIN IS NOT ANTICIPATED TO BE IMPACTED BY THE TRI POINTE AT PEARSON RANCH DEVELOPMENT AND THEREFORE NO FLOODPLAIN RECLAMATION OR REMEDIATION IS PROPOSED AS PART OF THIS PROJECT.

**WILLIAMSON COUNTY, PRIVATE SUBDIVISIONS, NOTES:**

1. 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 UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
2. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS

**GENERAL NOTES:**

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN AND WILCO ESD #2 (SAM BASS FIRE DEPT.) MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. TREES AND TOPOGRAPHY BASED UPON SURVEY BY KIMLEY-HORN ON AUGUST 1, 2024. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY
3. A TOTAL OF 85.56 ACRES OF THE SUBDIVISION ARE LOCATED ENTIRELY WITHIN THE FULL JURISDICTION OF WILLIAMSON COUNTY. THE REMAINING 9.22 ACRES, LOCATED ALONG FM 620, ARE WITHIN THE CITY OF AUSTIN'S LIMITED PURPOSE JURISDICTION AND ARE ZONED COMMUNITY COMMERCIAL - MIXED USE (GR-MU).
4. ONLY ONE LOT IS PROPOSED IN THIS PRELIMINARY PLAT. A SUBSEQUENT CONDOMINIUM PLAT WILL BE CREATED FOLLOWING APPROVAL OF THE CONSTRUCTION PLANS FOR THIS SITE.
5. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES, REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, CITY OF AUSTIN, AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED AT THE OWNERS SOLE EXPENSE.
6. STORM WATER AND WASTEWATER IMPROVEMENTS WITHIN THIS SITE WILL BE PRIVATELY MAINTAINED.
7. ALL ROADS WITHIN THIS SITE WILL BE PRIVATELY MAINTAINED WITH PUBLIC ACCESS.
8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY.
9. ELECTRICAL SERVICES WILL BE PROVIDED BY AUSTIN ENERGY.
10. THERE IS ONE (1) CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE. REFERENCE DOC. NO. 2023065062 (O.P.R.W.C.T.).
11. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
12. SIDEWALKS WITHIN THIS SUBDIVISION TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
14. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
15. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES, FENCES, UTILITY POLES, OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
16. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
17. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
18. 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.
19. THIS SINGLE LOT SUBDIVISION SHALL HAVE INDEPENDENT SEWER TAP(S), INDEPENDENT WATER METER(S), AND ITS PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

**NOTES THAT APPLY ONLY TO THE PORTION OF THE SITE WITHIN THE CITY OF AUSTIN LTD AREA (BLOCK J):**

1. PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION FOR ANY APPLICABLE USES.
2. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
3. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
4. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF N. FM 620 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALK IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
6. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
  - 6.1. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DRAINAGE IMPROVEMENTS WITHIN THE ROW, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

**AUSTIN ENERGY STANDARD NOTES:**

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

**PEARSON RANCH CIRCLE ROAD LAYOUT**

THE FINAL ROAD LAYOUT OF PEARSON MARKET CIRCLE EAST OF DAVIS SPRING LANE WILL BE DETERMINED DURING THE CONSTRUCTION PLAN PHASE AND WILL DEPEND ON THE ROAD LAYOUT APPROVED BY THE CITY OF AUSTIN FOR THE SEGMENT WEST OF DAVIS SPRING LANE.

**PRELIMINARY PLAT WITH NO PROPOSED 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 **BLOCK A** PROPOSED WITH THIS PRELIMINARY PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF **BLOCK A** 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.

**PREPARED BY:**



6800 BURLISON ROAD, BUILDING 312, SUITE 150 Austin, Texas 78744  
Tel. No. (512) 616-9942  
CERTIFICATE OF REGISTRATION #928

**OWNER**  
PEARSON RANCH LLC  
BRETT AMES  
702 N COMMONS FORD ROAD  
AUSTIN, TX 78733

**ENGINEER**  
KIMLEY HORN  
DIEGO ROJAS  
6800 BURLISON ROAD,  
BLDG 312, SUITE 150  
AUSTIN, TX 78744  
512-613-0944

**SURVEYOR**  
KIMLEY HORN  
SHAUN PIEPKORN  
801 CHERRY STREET,  
UNIT 11, SUITE 1300  
FORT WORTH, TX 76102  
PH. (682) 235-9512

**FIRE**  
SAM BASS FIRE  
DEPARTMENT ESD#2  
MARK SHELBY  
16248 GREAT OAKS DRIVE  
ROUND ROCK, TX 78681  
PH. (512) 255-0100

**LISTS OF CONTACTS:**

**ROADS & STORM SEWER**  
WILLIAMSON COUNTY  
DEVELOPMENT SERVICE  
AND DRAINAGE  
3151 SE INNER LOOP  
GEORGETOWN, TX 78626  
PH. (512) 943-3330

**ELECTRIC**  
AUSTIN ENERGY  
JIM ROWIN  
2412 KRAMER LANE,  
BUILDING C  
AUSTIN, TEXAS 78758  
PH. (512) 505-7665

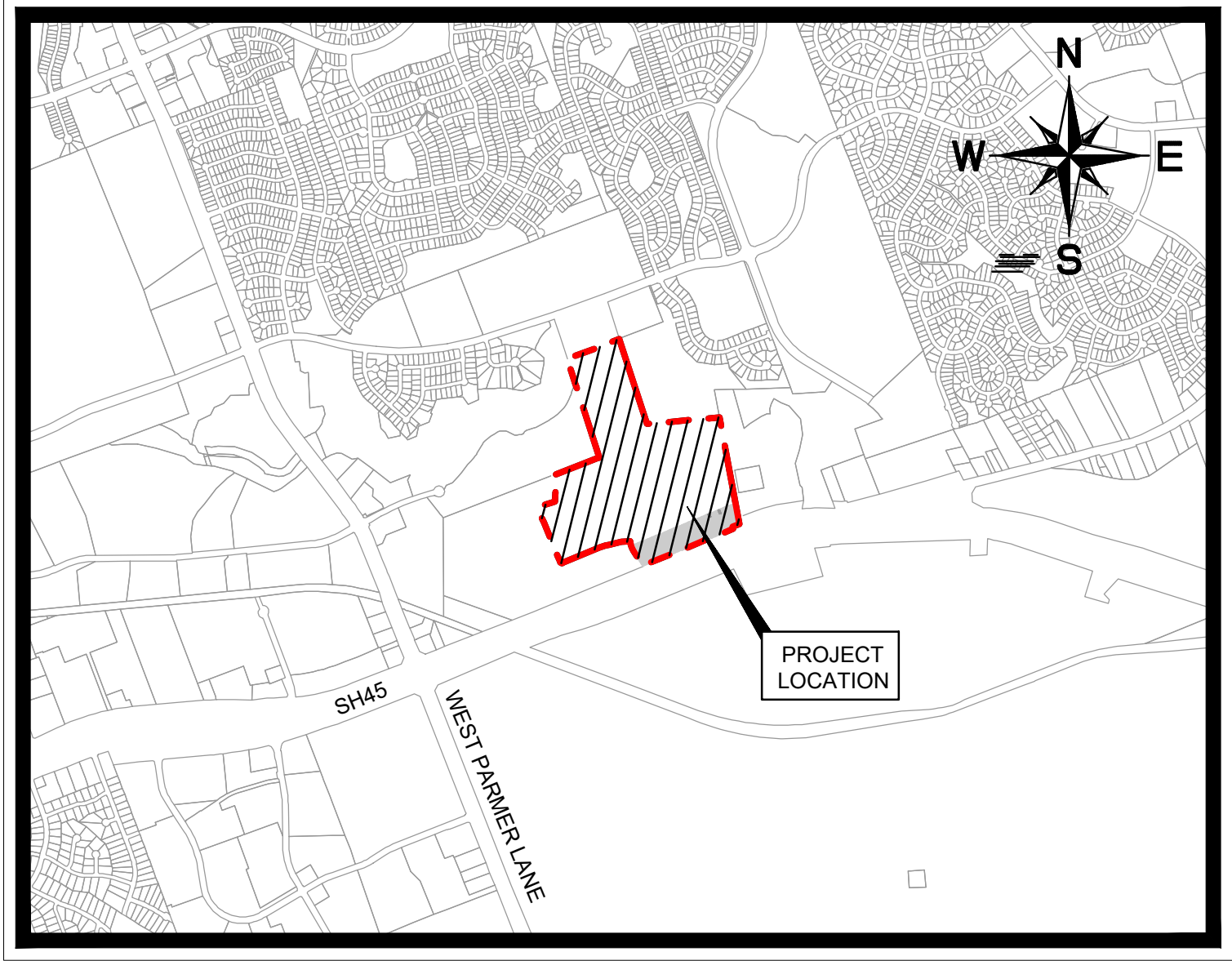
**TELEPHONE**  
AT&T  
DAVID A. WILLIAMS  
712 EAST HUNTLAND,  
ROOM 229  
AUSTIN, TX 78752  
PH. (512) 870-4780

**WATER & SANITARY SEWER**  
AUSTIN WATER UTILITY  
625 E. 10TH STREET, SUITE 715  
AUSTIN, TX 78701  
PH. (512) 972-0207

**GAS**  
TEXAS GAS SERVICE  
LINDA BARGAR  
5613 AVENUE F  
AUSTIN, TX 78751  
PH. (512) 465-1134

# PRELIMINARY PLAN FOR A PRIVATE SUBDIVISION

# TRI POINTE AT PEARSON RANCH



**VICINITY MAP**

SCALE: 1" = 2,000'

COA GRID: F12  
MAPSCO: 703D, 703H

ORIGINAL SUBMITTAL DATE TO WILLIAMSON COUNTY: 07/25/25

# MARCH 2026



*Diego Rojas*

04/24/2026  
DATE

I, DIEGO ROJAS P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE."

REVISIONS/CORRECTIONS							
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)%	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN (SHEET 1 OF 3)
4	PRELIMINARY PLAN (SHEET 2 OF 3)
5	PRELIMINARY PLAN (SHEET 3 OF 3)
6	STREETS LINE & CURVE DATA TABLES
7	BLOCKS LINE & CURVE DATA TABLES (SHEET 1 OF 2)
8	BLOCKS LINE & CURVE DATA TABLES (SHEET 2 OF 2)
9	PHASING PLAN

**STREET TABLE**

STREET	PUBLIC ACCESS EASEMENT PLUS DRAINAGE EASEMENT WIDTH	PAVEMENT (FOC - FOC)	CLASSIFICATION	DESIGNATION	LINEAR FEET	DESIGN SPEED	SIDEWALKS
Inspire Drive	Varies - Min 60'	Varies - Min 40'	Minor Collector	Urban	850	35 mph	5 Both Sides
Pearson Market Circle	Varies - Min 60'	Varies - Min 40'	Minor Collector	Urban	1,378	35mph	5 Both Sides
Banks Street	50'	33'	Local Street	Urban	1,227	25 mph	5 Both Sides
Viero Vista	50'	33'	Local Street	Urban	2,708	25 mph	4 Both Sides
Rumbling Springs Lane	50'	33'	Local Street	Urban	1,319	25 mph	4 Both Sides
Crystal Cave Lane	50'	33'	Local Street	Urban	1,944	25 mph	4 Both Sides
Timber Rafter Lane	50'	33'	Local Street	Urban	596	25 mph	4 Both Sides
Tin Mines Lane	50'	33'	Local Street	Urban	1,019	25 mph	4 Both Sides

**APPENDIX Q-2 - IMPERVIOUS COVER**  
SUB-URBAN WATERSHED  
TRI POINTE AT PEARSON RANCH

THIS TABLE IS JUST FOR THE 9.22 AC OF THE SITE THAT ARE WITHIN THE COA LTD JURISDICTION. AT THIS STAGE, THE IMPERVIOUS COVER FOR THIS PORTION OF THE SITE HAS NOT BEEN DETERMINED, THEREFORE, THE MAXIMUM IC ALLOWED FOR THE SITE IS ASSUMED. THE FINAL PROPOSED IC WILL BE DESCRIBED AS PART OF THE SITE PLAN APPLICATION FOR THIS SITE.

Note: Q-1 labels are not required for suburban watershed.

1	IMPERVIOUS COVER ALLOWED AT	65%	X	9.22 AC	=	5.99 AC
<b>PROPOSED IMPERVIOUS COVER</b>						
2	EXISTING IMPERVIOUS COVER PROPOSED TO REMAIN +	0.00 AC				
3	NEW PROPOSED IMPERVIOUS COVER +	5.99 AC				
4	TOTAL PROPOSED IMPERVIOUS COVER +	5.99 AC				
<b>ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY</b>						
5	TOTAL ACREAGE 15 - 25 % +	0	X 10 % =	0.00 AC		
<b>ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY</b>						
IMPERVIOUS COVER						
SLOPE CATEGORIES						
	ACRES	BUILDING AND OTHER IMPERVIOUS COVER		DRIVEWAYS/ROADWAYS		
		ACRES	% OF CATEGORY	ACRES	% OF CATEGORY	
6	0 - 15 %	9.22	5.99	65.00	0.00	0.00
7	15 - 25 %	0.00	0.00	0.00	0.00	0.00
8	25 - 35 %	0.00	0.00	0.00	0.00	0.00
9	OVER 35 %	0.00	0.00	0.00	0.00	0.00
10	GROSS SITE AREA	9.22				



Know what's below.  
Call before you dig.



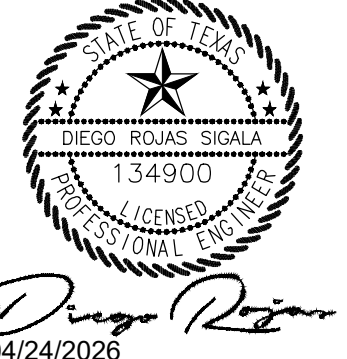
PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 9  
FILE NUMBER CB-2025-0093 APPLICATION DATE 10/06/2025  
APPROVED BY City of Austin ON 03/04/2026  
EXPIRATION DATE (LDC 25-4-62) 10/06/2029

CASE MANAGER:

JOEY DE LA GARZA, FOR:  
KEITH MARS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISIONS	DATE

**Kimley Horn**  
6800 BURLISON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-616-9942  
WWW.KIMLEY-HORN.COM  
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TBP# Firm No. 928

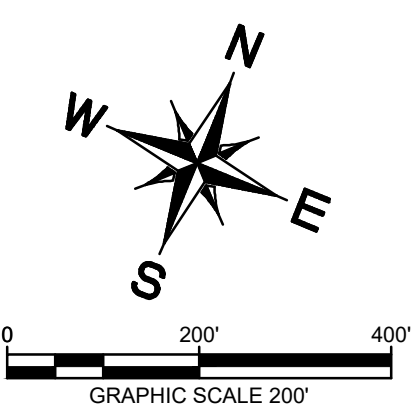


KHA PROJECT	065035300
DATE	MARCH 2026
SCALE:	AS SHOWN
DESIGNED BY:	JAA
DRAWN BY:	RPS
CHECKED BY:	DR

COVER SHEET  
 TRI POINTE AT  
 PEARSON RANCH  
 PRELIMINARY PLAT  
 CITY OF AUSTIN  
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
**1 OF 9**

Plotted By: Rojas, Diego Date: April 23, 2026 04:17:04pm File Path: \\k:\you\_chal\065035300-pearson\_ranch-tri\_poin... Coa\preliminary\plan\sheet\01 - Cover\_Sheet - Prelim.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED PUBLIC UTILITY & ACCESS EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED ROADWAY CENTERLINE
---	EXISTING CONTOURS
---	APPROXIMATE ATLAS 14 100-YR FLOODPLAIN LINE
---	APPROXIMATE F.E.M.A. 100-YR FLOODPLAIN LINE
---	PROPOSED SIDEWALK
---	BUILDING SETBACK
---	SIGHT DISTANCE EASEMENT (SDE)
---	PORTION OF THE SITE WITHIN CITY OF AUSTIN LTD

**PROPERTY BOUNDARY**

NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C1	129.01'		272.50'	N18° 28' 04"W	127.81'	27° 07' 30"	65.74'
C2	3.62'		25.00'	S80° 56' 29"W	3.62'	8° 18' 23"	1.82'
C3	83.73'		535.00'	S72° 18' 14"W	83.64'	8° 58' 00"	41.95'
C4	39.27'		25.00'	N67° 27' 27"W	35.36'	90° 00' 00"	25.00'
C5	12.52'		320.00'	N23° 34' 42"W	12.52'	2° 14' 30"	6.26'
C6	139.42'		1045.00'	N69° 06' 37"E	139.32'	7° 38' 39"	69.81'
L1	34.08'	N 68° 46' 14" E					
L2	560.15'	N 68° 50' 57" E					
L3	30.23'	N 68° 50' 57" E					
L4	987.43'	N 17° 54' 02" W					
L5	333.01'	N 17° 54' 02" W					
L6	708.02'	N 68° 59' 52" E					
L7	1137.92'	S 17° 54' 30" E					
L8	930.87'	N 84° 50' 30" E					
L9	1383.60'	S 10° 38' 05" E					
L10	95.48'	S 68° 28' 41" W					
L11	27.72'	S 22° 12' 41" E					
L12	1244.95'	S 67° 43' 05" W					
L13	226.92'	N 32° 01' 49" W					
L14	113.73'	S 85° 05' 41" W					
L15	161.09'	S 76° 47' 18" W					
L16	40.93'	S 76° 45' 57" W					
L17	508.54'	S 67° 32' 33" W					
L18	545.00'	N 22° 27' 27" W					
L19	185.52'	N 24° 41' 57" W					
L20	59.52'	N 65° 18' 03" E					
L21	43.62'	N 27° 55' 57" E					
L22	270.59'	N 1° 11' 49" E					
L23	67.73'	N 20° 28' 04" W					

**TOTAL AREA: 94.78 AC**

**BENCHMARKS**

BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (011 ADJUSTMENT), CENTRAL ZONE (4203) WITH AN APPLIED COMBINED SCALE FACTOR OF 1.0012.

TBM 100 MAG-NAL SET IN THE NORTH EDGE OF A CONCRETE SIDEWALK 113' NORTH FROM THE BACK OF CURB OF BANK STREET AND 444' NORTHEAST FROM THE NORTHEAST INTERSECTION OF BANK STREET AND PEARSON MARKET CIRCLE.  
 NORTHING: 10,148,604.00  
 EASTING: 3,107,796.62  
 ELEVATION: 891.71

TBM 101 MAG-NAL SET IN THE BACK OF CURB ON THE SOUTH END OF A MEDIAN IN THE MIDDLE OF PEARSON MARKET CIRCLE AT THE NORTH INTERSECTION WITH BANK STREET 435' SOUTHEAST FROM A SANITARY SEWER MAN-HOLE AND 437' SOUTHWEST FROM A CONCRETE STORM SEWER INLET.  
 NORTHING: 10,148,667.00  
 EASTING: 3,107,876.00  
 ELEVATION: 888.67

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 9  
 FILE NUMBER C8-2025-0093 APPLICATION DATE 10/06/2025  
 APPROVED BY City of Austin ON 03/04/2026  
 EXPIRATION DATE (LDC 25-4-62) 10/06/2029

CASE MANAGER:

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**PROJECT INFORMATION**

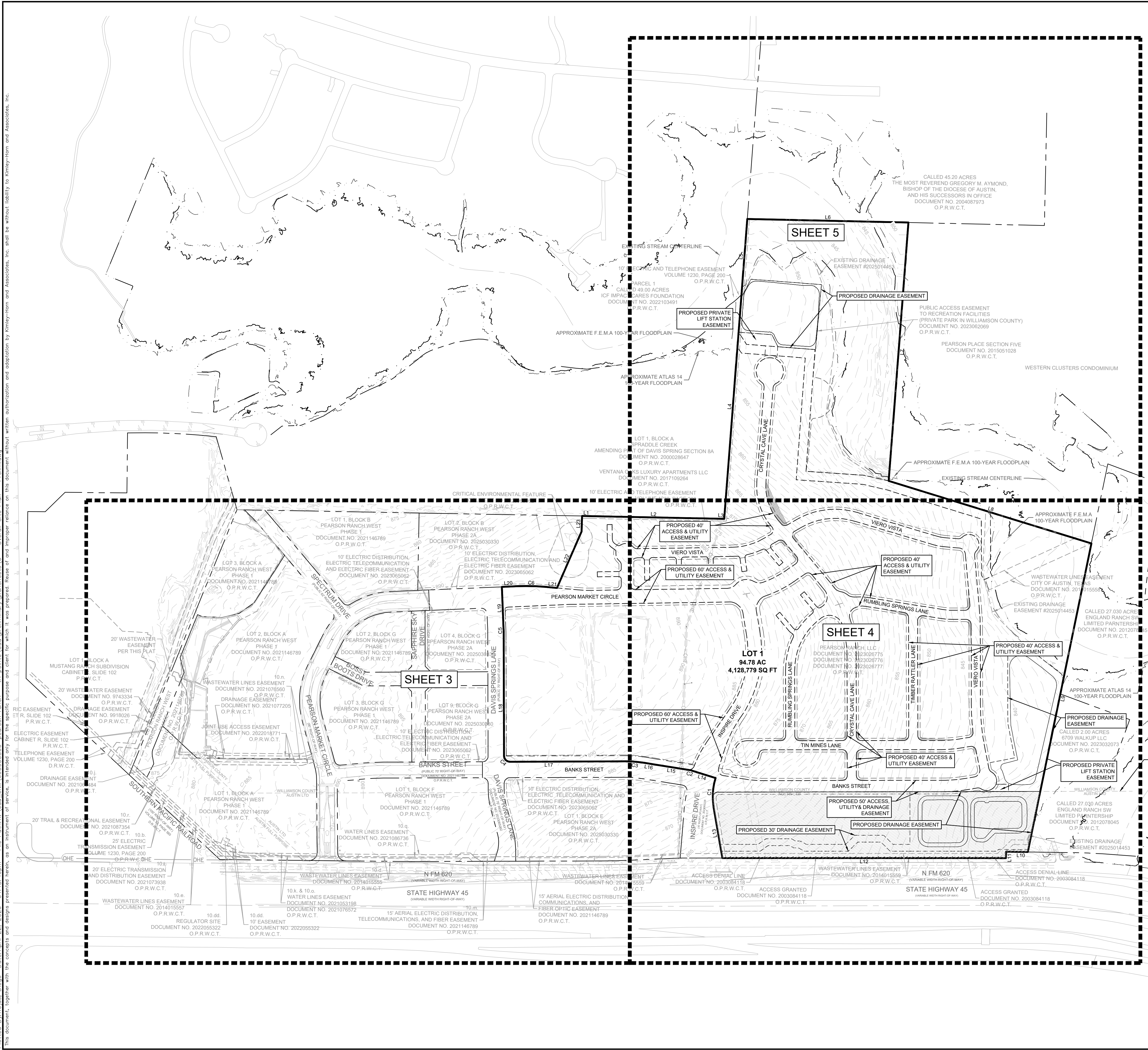
KHA PROJECT	065035300
DATE	MARCH 2026
SCALE	AS SHOWN
DESIGNED BY	JAA
DRAWN BY	JAA
CHECKED BY	DR

**OVERALL PRELIMINARY PLAN**

**TRI POINTE AT PEARSON RANCH PRELIMINARY PLAN**

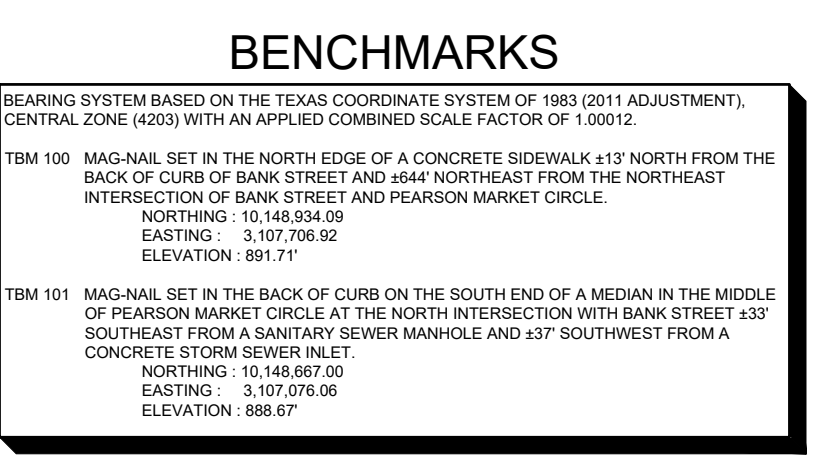
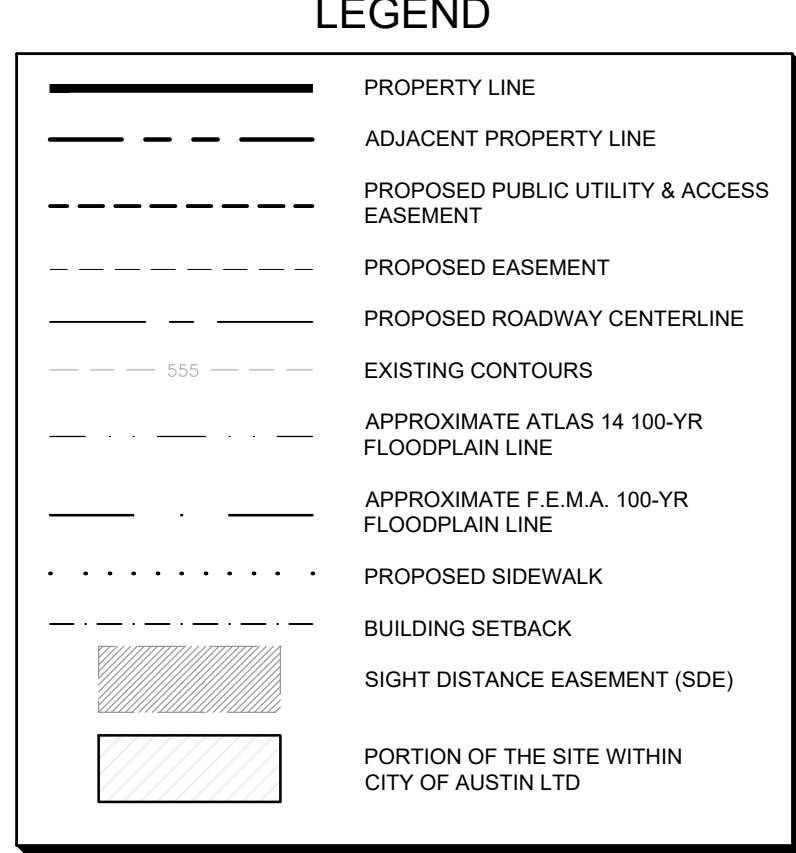
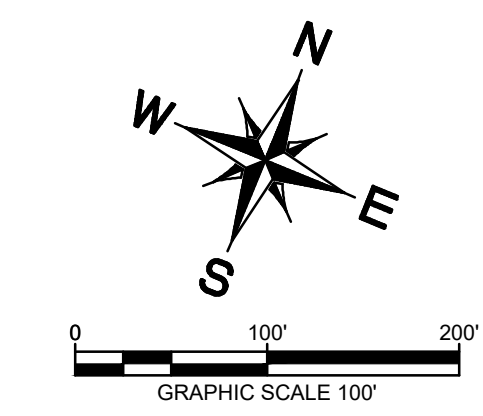
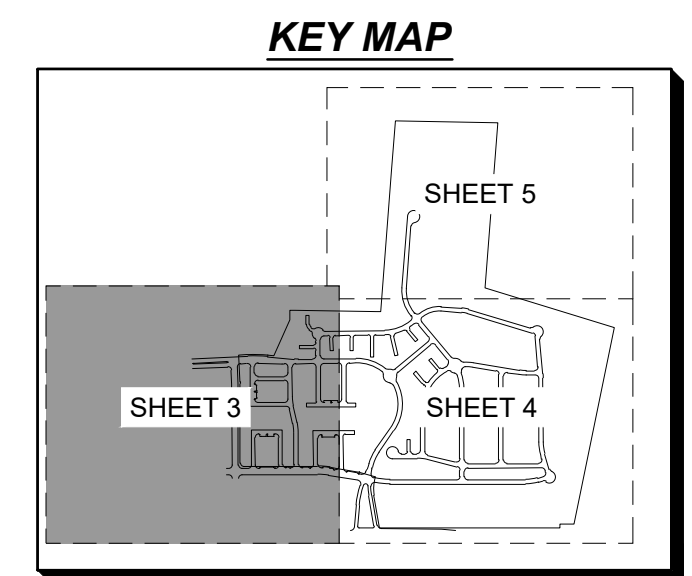
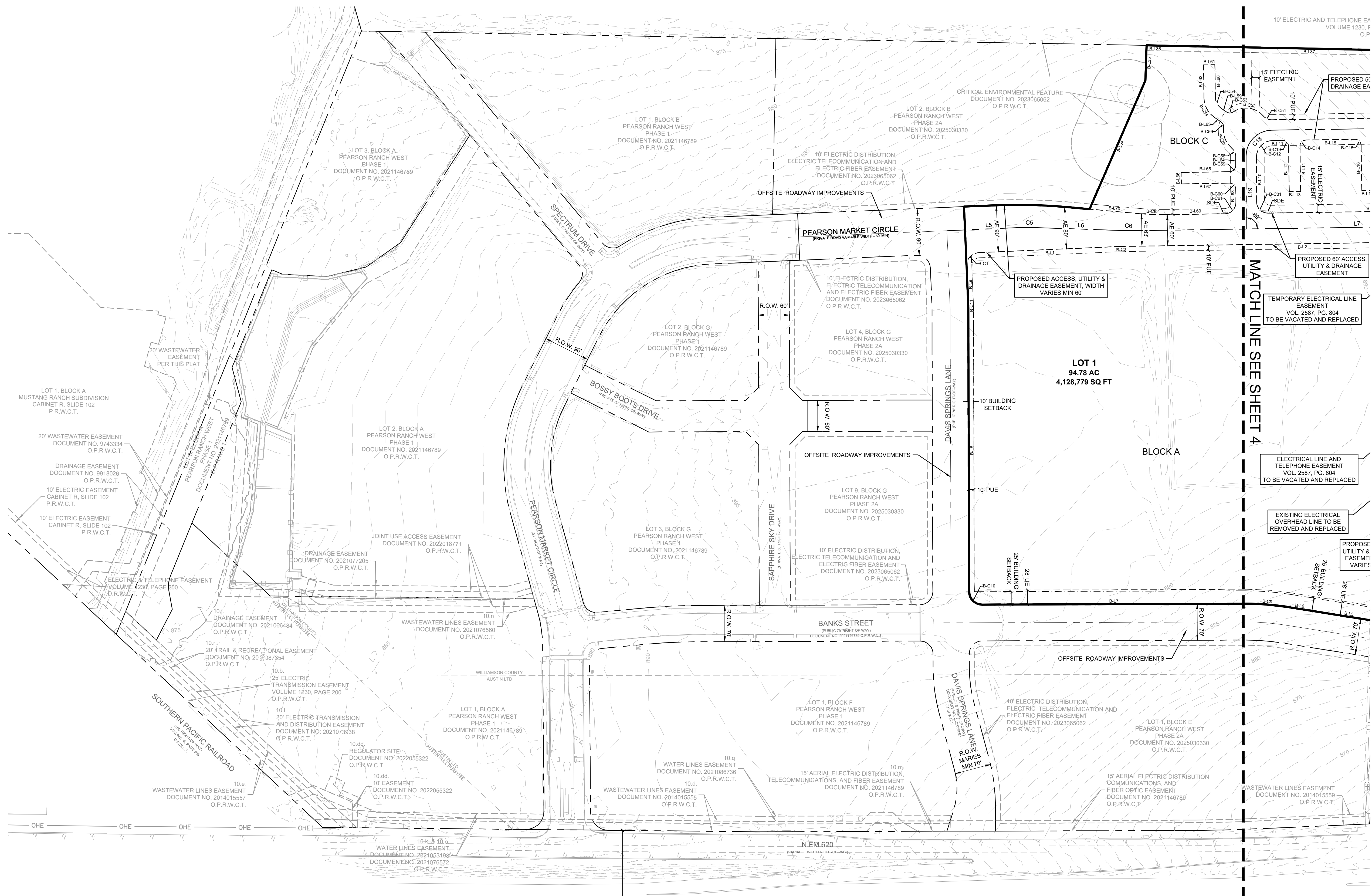
SHEET NUMBER  
**2 OF 9**

C8-2025-0093



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PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 9  
 FILE NUMBER C8-2025-0093 APPLICATION DATE 10/06/2025  
 APPROVED BY City of Austin ON 03/04/2026  
 EXPIRATION DATE (LDC 25-4-62) 10/06/2029

CASE MANAGER:  
  
 JOEY DE LA GARZA, FOR:  
 KEITH MARS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
*Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
 6800 BURLINGTON ROAD, BUILDING 912, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-451-6840  
 WWW.KIMLEY-HORN.COM  
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 TBP# Firm No. 928

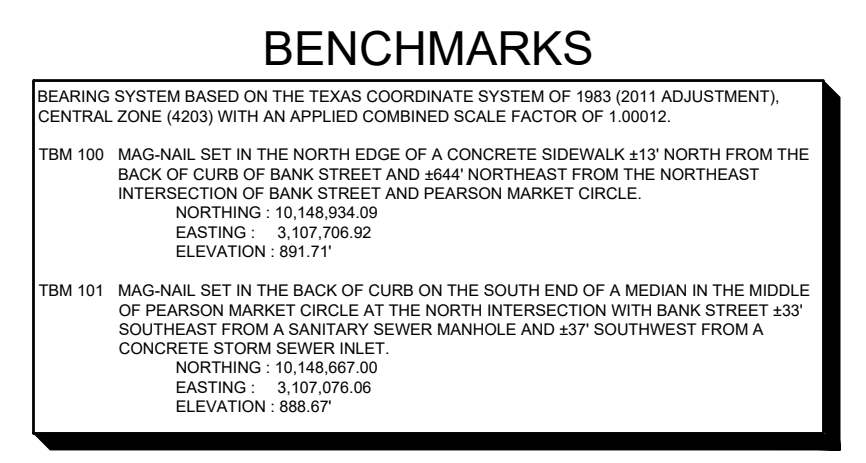
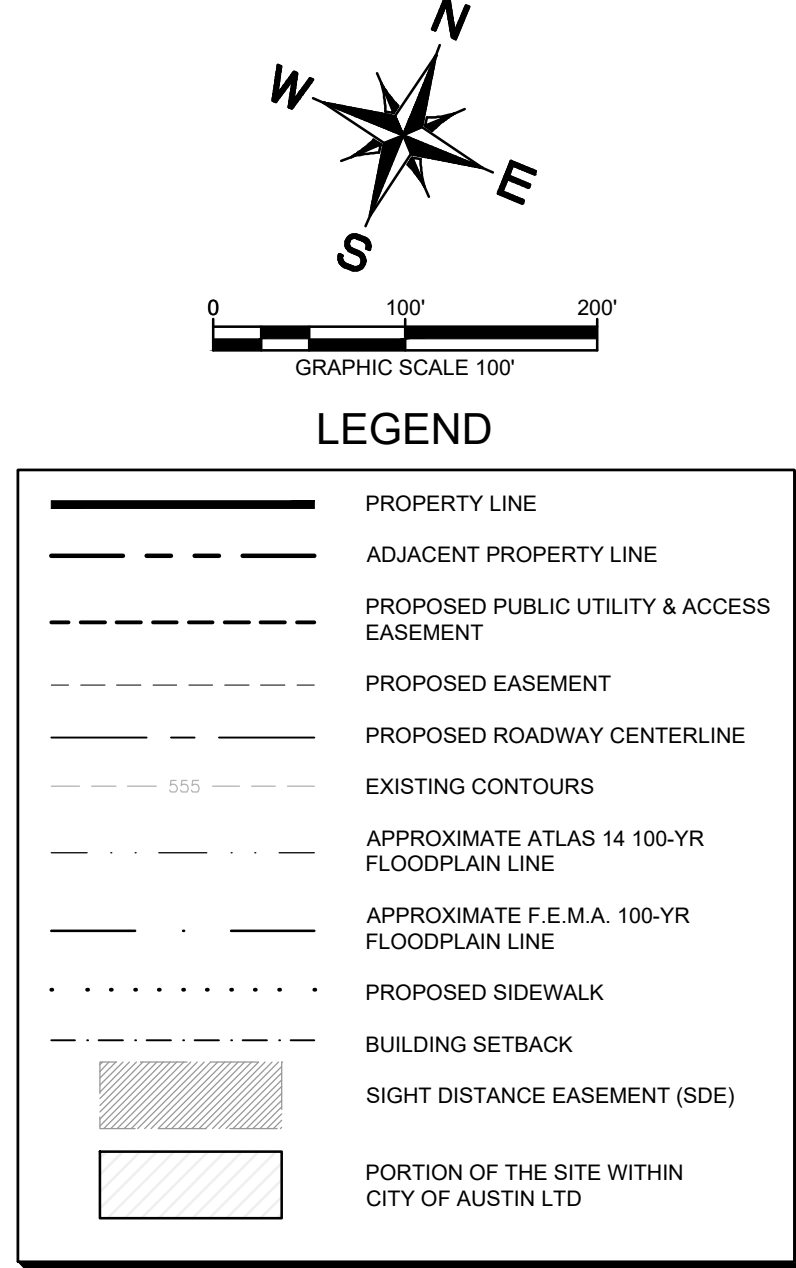
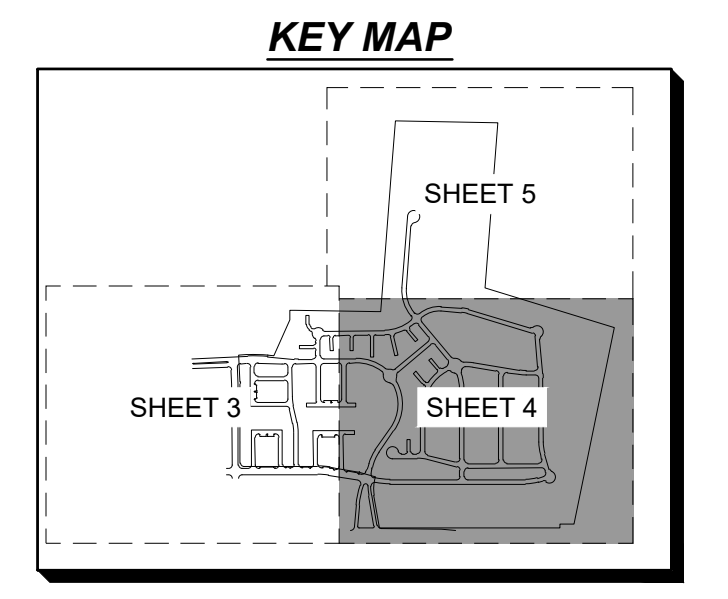
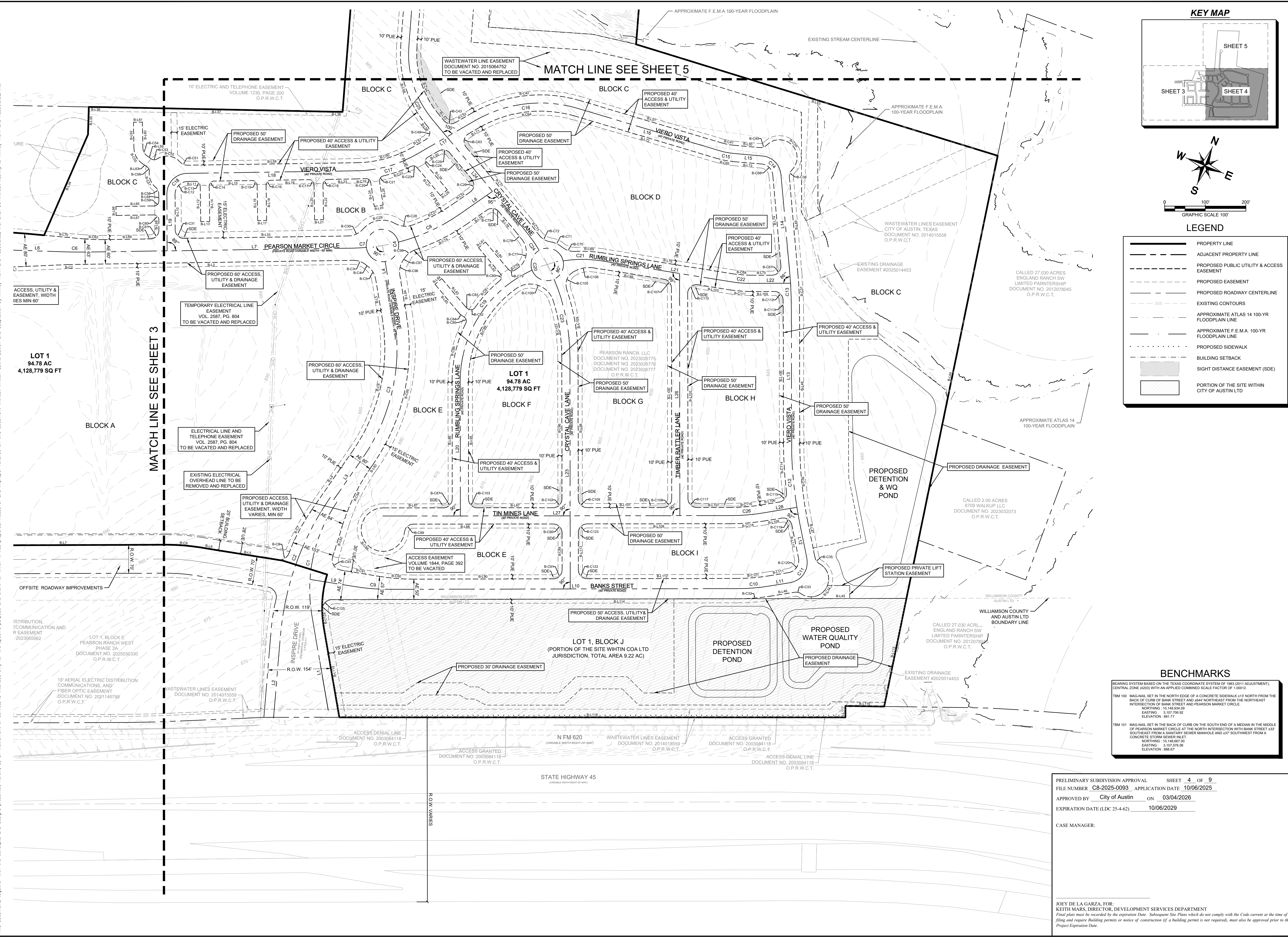
STATE OF TEXAS  
 DIEGO ROJAS SIGALA  
 134900  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 134900  
 Exp. 01/31/2026  
 Diego Rojas  
 04/24/2026

KHA PROJECT 065035300  
 DATE MARCH 2026  
 SCALE: AS SHOWN  
 DESIGNED BY: JAA  
 DRAWN BY: JAA  
 RPS  
 DR

**PRELIMINARY PLAN**  
**(SHEET 1 OF 3)**  
  
**TRI POINTE AT**  
**PEARSON RANCH**  
**PRELIMINARY PLAN**  
 CITY OF AUSTIN  
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
**3 OF 9**  
 C8-2025-0093

Plotted By: Robb, Diego Date: April 22, 2026 04:15:50pm File Path: \\k:\user\chil\065035300-pearson\_ranch... Overall Site Plan - Prelim.dwg  
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PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 9  
FILE NUMBER C8-2025-0093 APPLICATION DATE 10/06/2025  
APPROVED BY City of Austin ON 03/04/2026  
EXPIRATION DATE (LDC 25-4-62) 10/06/2029

CASE MANAGER:  
  
JOEY DE LA GARZA, FOR:  
KEITH MARS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

		6800 BURLESON ROAD, BUILDING 312, SUITE 150 AUSTIN, TX 78744 PHONE: 512-616-9400 WWW.KIMLEY-HORN.COM © 2026 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	
		PRELIMINARY PLAN (SHEET 2 OF 3)	
KHA PROJECT 065035300	DATE MARCH 2026	SCALE: AS SHOWN	DESIGNED BY: JAA
		DRAWN BY: RPS	CHECKED BY: DR
PRELIMINARY PLAN (SHEET 2 OF 3)		TRI POINTE AT PEARSON RANCH PRELIMINARY PLAN CITY OF AUSTIN WILLIAMSON COUNTY, TEXAS	
SHEET NUMBER 4 OF 9		REVISIONS No. DATE	



Plotted By: Robb, Diego Date: April 22, 2026 04:19:04pm File Path: K:\new\_chal\065035300-pearson\_ranch - tri\_pointe\Coord\preliminary\plan sheets\0 - Overall Site Plan - Prelim.dwg  
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INSPIRE DRIVE - EAST ENTRANCE							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C1	292.25'		376.0'	N9° 45' 49.88"W	284.94	44° 31' 59"	153.95'
L1	285.14'	N32° 01' 49.44"W					

INSPIRE DRIVE - WEST ENTRANCE							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C2	366.89'		700.0'	N2° 30' 25.01"W	362.70	30° 01' 49"	187.76'
L2	230.31'	N17° 31' 19.53"W					

INSPIRE DRIVE							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C3	363.05'		470.0'	N9° 37' 14.95"W	354.09	44° 15' 29"	191.12'
L3	126.19'	N12° 30' 29.51"E					
L4	138.84'	S31° 44' 59.40"E					

ROUNDBABOUT - 1							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C4	251.23'		40.0'	N29° 14' 20.97"W	0.10	359° 51' 24"	0.05'

PEARSON MARKET CIRCLE 1-2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C5	37.71'		500.0'	N67° 27' 41.03"E	37.70	4° 19' 16"	18.86'
C6	48.12'		1000.0'	N68° 14' 36.58"E	48.11	2° 45' 25"	24.06'
C7	30.66'		470.0'	N64° 59' 47.23"E	30.65	3° 44' 14"	15.33'
L5	100.97'	N65° 18' 03.00"E					
L6	157.19'	N69° 37' 19.05"E					
L7	658.54'	N66° 51' 54.11"E					

PEARSON MARKET CIRCLE 2-2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C8	168.74'		470.0'	N43° 05' 15.08"E	167.83	20° 34' 12"	85.29'
L8	96.36'	N32° 48' 09.32"E					

BANKS STREET							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C9	80.20'		500.0'	N72° 11' 35.95"E	80.11	9° 11' 23"	40.18'
C10	80.57'		500.0'	N62° 58' 55.42"E	80.48	9° 13' 58"	40.37'
C11	80.29'		50.0'	N12° 21' 56.60"E	71.93	92° 00' 00"	51.78'
L9	116.30'	N76° 47' 17.68"E					
L10	857.33'	N67° 35' 54.23"E					
L11	50.00'	N58° 21' 56.60"E					

VIERO VISTA							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C12	196.76'		1000.0'	N27° 59' 51.04"W	196.44	11° 16' 25"	98.70'
C13	87.27'		1000.0'	N24° 51' 38.67"W	87.24	5° 00' 00"	43.66'
C14	69.81'		50.0'	N67° 21' 38.67"W	64.28	80° 00' 00"	41.95'
C15	40.87'		200.0'	S78° 29' 37.01"W	40.80	11° 42' 31"	20.51'
C16	259.96'		320.0'	S61° 04' 31.00"W	252.87	46° 32' 43"	137.63'
C17	152.17'		300.0'	S52° 20' 01.72"W	150.54	29° 03' 45"	77.76'
C18	77.95'		50.0'	S22° 12' 13.55"W	70.29	89° 19' 21"	49.41'
L12	91.85'	N33° 38' 03.40"W					
L13	327.28'	N22° 21' 38.67"W					
L14	246.20'	N27° 21' 38.67"W					
L15	67.88'	S72° 38' 21.33"W					
L16	361.68'	S84° 20' 52.69"W					
L17	169.23'	S37° 48' 09.32"W					
L18	418.57'	S66° 51' 54.11"W					
L19	140.60'	S22° 27' 27.00"E					

RUMBLING SPRINGS 1-2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C19	344.63'		300.0'	N10° 32' 55.71"E	325.99	65° 49' 09"	194.15'
L20	330.90'	N22° 21' 38.67"W					

ROUNDBABOUT - 2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C20	250.96'		40.0'	S32° 50' 43.69"E	0.37	359° 28' 23"	0.18'

RUMBLING SPRINGS 2-2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C21	94.99'		300.0'	N67° 49' 11.42"E	94.60	18° 08' 33"	47.90'
C22	48.64'		300.0'	N72° 14' 47.61"E	48.58	9° 17' 21"	24.37'
L21	322.17'	N76° 53' 27.97"E					
L22	98.28'	N67° 36' 07.25"E					

CRYSTAL CAVE LANE 1-2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C23	197.56'		500.0'	N33° 40' 47.58"W	196.27	22° 38' 18"	100.08'
L23	569.77'	N22° 21' 38.67"W					

CRYSTAL CAVE LANE 2-2							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C24	70.06'		500.0'	N58° 10' 59.17"W	70.01	8° 01' 43"	35.09'
C25	193.28'		250.0'	N40° 02' 56.34"W	188.50	44° 17' 49"	101.76'
L24	346.50'	N62° 11' 50.68"W					
L25	487.28'	N17° 54' 02.00"W					

TIMBER RATTLER LANE							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
L26	595.76'	N22° 21' 38.67"W					

TIN MINES LANE							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
C26	80.93'		500.0'	N63° 00' 08.96"E	80.84	9° 16' 25"	40.55'
L27	855.53'	N67° 38' 21.33"E					
L28	83.38'	N58° 21' 56.60"E					

PRELIMINARY SUBDIVISION APPROVAL SHEET 6 OF 9  
 FILE NUMBER C8-2025-0093 APPLICATION DATE 10/06/2025  
 APPROVED BY City of Austin ON 03/04/2026  
 EXPIRATION DATE (LDC 25-4-62) 10/06/2029

CASE MANAGER:

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KHA PROJECT	065035300
DATE	MARCH 2026
SCALE:	AS SHOWN
DESIGNED BY:	JAA
DRAWN BY:	RPS
CHECKED BY:	DR

**STREETS LINE &  
 CURVE DATA  
 TABLES**

**TRI POINTE AT  
 PEARSON RANCH  
 PRELIMINARY PLAN**  
 CITY OF AUSTIN  
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER  
**6 OF 9**

Plotted By: Robbs, Diego Date: April 22, 2026 04:20:30pm File Path: K:\Users\civil\065035300-pearson\_ranch - trl points\Coord\ Preliminary\A\plan sheets\3\_C - Overall Site Plan - Prelim.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BLOCK A							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
B-C1	39.24'		25.0'	N20° 16' 05.89"E	35.34	89°56'06"	24.97'
B-C2	2.84'		100.0'	N66° 03' 01.45"E	2.84	1°37'45"	1.42'
B-C3	35.51'		50.0'	N87° 12' 36.34"E	34.77	40°41'24"	18.54'
B-C4	4.34'		62.5'	S74° 26' 04.71"E	4.34	3°58'47"	2.17'
B-C5	38.99'		50.0'	S54° 05' 13.70"E	38.01	44°40'29"	20.54'
B-C6	339.88'		440.0'	S9° 37' 14.95"E	331.49	44°15'29"	178.93'
B-C7	122.39'		500.0'	S5° 29' 44.74"W	122.08	14°01'30"	61.50'
B-C8	34.16'		25.0'	S37° 37' 58.56"W	31.57	78°17'57"	20.35'
B-C9	83.33'		535.0'	S72° 16' 56.59"W	83.24	8°55'25"	41.75'
B-C10	39.27'		25.0'	N67° 27' 27.00"W	35.36	90°00'00"	25.00'
B-C11	12.52'		320.0'	N23° 34' 42.00"W	12.52	2°14'30"	6.26'
B-L1	273.31'	N65° 14' 08.79"E					
B-L2	697.09'	N66° 51' 54.11"E					
B-L3	99.75'	S31° 44' 59.40"E					
B-L4	176.10'	S12° 30' 29.51"W					
B-L5	151.66'	S76° 47' 17.68"W					
B-L6	41.33'	S76° 45' 56.51"W					
B-L7	508.54'	S67° 32' 33.00"W					
B-L8	545.00'	N22° 27' 27.00"W					
B-L9	70.66'	N24° 41' 57.00"W					

BLOCK B							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
B-C12	49.11'		31.5'	N22° 12' 13.55"E	44.28	89°19'21"	31.13'
B-C13	18.85'		12.0'	S68° 08' 05.89"E	16.97	90°00'00"	12.00'
B-C14	18.85'		12.0'	N21° 51' 54.11"E	16.97	90°00'00"	12.00'
B-C15	18.85'		12.0'	S68° 08' 05.89"E	16.97	90°00'00"	12.00'
B-C16	18.85'		12.0'	N21° 51' 54.11"E	16.97	90°00'00"	12.00'
B-C17	18.85'		12.0'	S68° 08' 05.89"E	16.97	90°00'00"	12.00'
B-C18	18.85'		12.0'	N21° 51' 54.11"E	16.97	90°00'00"	12.00'
B-C19	20.51'		320.0'	N65° 01' 42.50"E	20.51	3°40'23"	10.26'
B-C20	18.02'		12.0'	S73° 47' 39.55"E	16.37	86°01'39"	11.20'
B-C21	18.02'		12.0'	N12° 13' 59.56"E	16.37	86°01'39"	11.20'
B-C22	72.66'		320.0'	N48° 44' 31.00"E	72.51	13°00'36"	36.49'
B-C23	15.82'		12.0'	N80° 00' 36.12"E	14.70	75°32'46"	9.30'
B-C24	20.95'		12.0'	N12° 12' 25.66"W	18.39	100°01'10"	14.31'
B-C25	30.02'		21.5'	N77° 48' 09.32"E	27.64	80°00'00"	18.04'
B-C26	35.65'		21.5'	S14° 41' 50.68"E	31.70	95°00'00"	23.46'
B-C27	114.02'		440.0'	S40° 13' 34.43"W	113.70	14°50'50"	57.33'
B-C28	43.83'		50.0'	S72° 45' 39.11"W	42.44	50°13'19"	23.43'
B-C29	86.62'		62.5'	S58° 10' 13.20"W	79.85	79°24'11"	51.89'
B-C30	42.23'		50.0'	S42° 40' 00.92"W	40.99	48°23'46"	22.47'
B-C31	34.03'		21.5'	N67° 47' 46.45"W	30.58	90°40'39"	21.76'
B-L10	87.12'	N22° 27' 27.00"W					
B-L11	18.75'	N66° 51' 54.11"E					
B-L12	86.99'	S23° 08' 05.89"E					
B-L13	22.00'	N66° 51' 54.11"E					
B-L14	86.99'	N23° 08' 05.89"W					
B-L15	94.00'	N66° 51' 54.11"E					
B-L16	86.99'	S23° 08' 05.89"E					
B-L17	22.00'	N66° 51' 54.11"E					
B-L18	86.99'	N23° 08' 05.89"W					
B-L19	94.00'	N66° 51' 54.11"E					
B-L20	86.99'	S23° 08' 05.89"E					
B-L21	22.00'	N66° 51' 54.11"E					
B-L22	86.99'	N23° 08' 05.89"W					
B-L23	72.34'	N66° 51' 54.11"E					
B-L24	58.80'	S30° 46' 49.99"E					
B-L25	22.00'	N59° 13' 10.01"E					
B-L26	58.80'	N30° 46' 49.99"W					
B-L27	89.89'	S62° 13' 00.65"E					
B-L28	22.00'	N27° 46' 59.35"E					
B-L29	80.76'	N62° 13' 00.65"W					
B-L30	31.53'	N37° 48' 09.32"E					
B-L31	84.62'	S62° 11' 50.68"E					
B-L32	50.19'	S32° 48' 09.32"W					
B-L33	403.74'	S66° 51' 54.11"W					

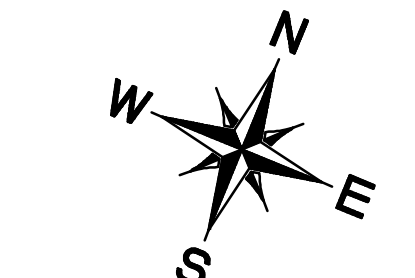
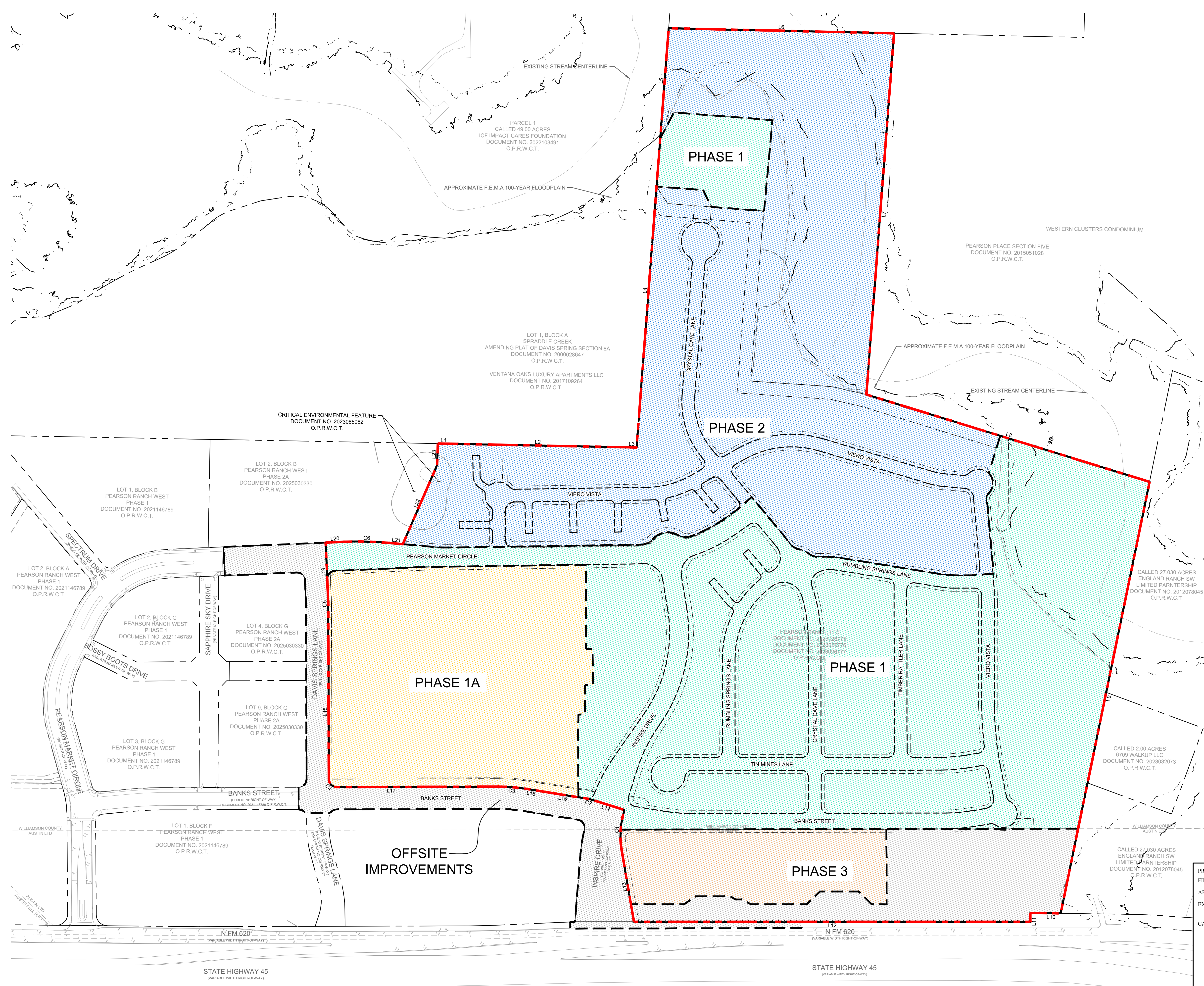
BLOCK C							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
B-C32	84.60'		525.0'	N62° 58' 55.42"E	84.51	9°13'58"	42.39'
B-C33	16.63'		21.5'	N80° 31' 42.09"E	16.22	44°19'31"	8.76'
B-C34	141.71'		43.5'	N9° 22' 01.04"E	86.85	186°38'53"	748.96'
B-C35	18.88'		21.5'	N58° 47' 44.45"W	18.28	50°19'22"	10.10'
B-C36	94.43'		480.0'	N27° 59' 53.99"W	94.28	11°16'19"	47.37'
B-C37	89.01'		1020.0'	N24° 51' 38.67"W	88.98	5°00'00"	44.53'
B-C38	18.88'		21.5'	N2° 11' 57.63"W	18.28	50°19'22"	10.10'
B-C39	137.15'		43.5'	N67° 21' 38.67"W	87.00	180°38'44"	7720.90'
B-C40	18.88'		21.5'	S47° 28' 40.28"W	18.28	50°19'22"	10.10'
B-C41	36.78'		180.0'	S78° 29' 37.01"W	36.72	11°42'31"	18.46'
B-C42	276.21'		340.0'	S61° 04' 31.00"W	268.67	46°32'43"	146.24'
B-C43	30.02'		21.5'	S77° 48' 09.32"W	27.64	80°00'00"	18.04'
B-C44	177.90'		230.2'	N40° 03' 32.37"W	173.51	44°16'39"	93.66'
B-C45	22.29'		21.5'	N11° 47' 38.70"E	21.30	59°23'21"	12.26'
B-C46	312.88'		60.0'	S72° 05' 58.00"W	61.10	298°46'43"	35.50'
B-C47	22.29'		21.5'	S47° 35' 42.70"E	21.30	59°23'21"	12.26'
B-C48	208.81'		270.2'	S40° 03' 31.32"E	203.66	44°16'39"	109.93'
B-C49	37.52'		21.5'	S12° 11' 50.68"E	32.94	100°00'00"	25.62'
B-C50	142.03'		280.0'	S52° 20' 01.72"W	140.51	29°03'45"	72.58'
B-C51	18.88'		21.5'	N87° 58' 24.84"W	18.28	50°19'22"	10.10'
B-C52	63.41'		43.5'	S75° 25' 43.12"W	57.94	83°31'06"	38.84'
B-C53	14.38'		12.0'	S67° 59' 29.08"W	13.53	68°38'38"	8.19'
B-C54	23.80'		25.0'	N50° 24' 38.89"W	22.91	54°33'06"	12.89'
B-C55	44.75'		47.0'	S50° 24' 38.89"E	43.08	54°33'06"	24.23'
B-C56	13.05'		12.0'	S46° 31' 51.34"E	12.42	62°18'41"	7.25'
B-C57	43.58'		43.5'	S44° 04' 39.95"E	41.78	57°24'18"	23.82'
B-C58	18.88'		21.5'	S47° 37' 08.05"E	18.28	50°19'22"	10.10'
B-C59	18.71'		12.0'	S22° 12' 13.55"W	16.87	89°19'21"	11.86'
B-C60	18.99'		12.0'	S67° 47' 46.45"E	17.07	90°40'39"	12.14'
B-C61	33.52'		21.5'	S22° 12' 13.55"W	30.23	89°19'21"	21.25'
B-C62	52.79'		498.5'	S69° 53' 55.40"W	52.76	6°04'03"	26.42'
B-L34	270.59'	N1° 11' 49.19"E					
B-L35	67.73'	N20° 28' 04.47"W					
B-L36	34.08'	N68° 46' 14.00"E					
B-L37	560.15'	N68° 50' 57.00"E					
B-L38	30.23'	N68° 50' 57.00"W					
B-L39	987.43'	N17° 54' 02.00"W					
B-L40	333.01'	N17° 54' 02.00"W					
B-L41	708.02'	N68° 59' 52.00"E					
B-L42	1137.92'	S17° 54' 30.00"E					
B-L43	930.87'	N84° 50' 30.10"E					
B-L44	1112.02'	S10° 38' 05.26"E					
B-L45	415.34'	S67° 35' 54.23"W					
B-L46	56.36'	S58° 21' 56.60"W					
B-L47	142.95'	N33° 38' 03.40"W					
B-L48	376.64'	N22° 21' 38.67"W					
B-L49	238.13'	N27° 21' 38.67"W					
B-L50	59.81'	S72° 38' 21.33"W					
B-L51	361.68'	S84° 20' 52.69"W					
B-L52	46.84'	S37° 48' 09.32"W					
B-L53	21.56'	N62° 11' 50.68"W					
B-L54	417.13'	N17° 54' 02.00"W					
B-L55	417.14'	S17° 54' 02.00"E					
B-L56	6.93'	S62° 11' 50.68"E					
B-L57	38.11'	S37° 48' 09.32"W					
B-L58	417.96'	S66° 51' 54.11"W					
B-L59	12.67'	N77° 41' 11.89"W					
B-L60	63.43'	N23° 08' 05.89"W					
B-L61	22.00'	S66° 51' 54.11"W					
B-L62	63.43'	S23° 08' 05.89"E					
B-L63	15.21'	S77° 41' 11.89"E					
B-L64	17.36'	S22° 27' 27.00"E					
B-L65	93.57'	S66° 51' 54.11"W					
B-L66	22.00'	S23° 08' 05.89"E					
B-L67	93.03'	N66° 51' 54.11"E					
B-L68	25.61'	S22° 27' 27.00"E					
B-L69	113.24'	S66° 51' 54.11"W					
B-L70	95.56'	S72° 55' 56.70"W					

BLOCK D							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
B-C63	37.52'		21.5'	N12° 11' 50.68"W	32.94	100°00'00"	25.62'
B-C64	243.71'		300.0'	N61° 04' 31.00"E	237.06	46°32'43"	129.03'
B-C65	44.96'		220.0'	N78° 29' 37.01"E	44.88	11°42'31"	22.56'
B-C66	41.89'		30.0'	S67° 21' 38.67"E	38.57	80°00'00"	25.17'
B-C67	35.63'		21.5'	S20° 07' 14.29"W	31.69	94°57'46"	23.45'
B-C68	45.40'		280.0'	S72° 14' 47.61"W	45.35	9°17'21"	22.75'
B-C69	68.58'		320.0'	S70° 45' 06.58"W	68.45	12°16'43"	34.42'
B-C70	35.01'		46.5'	S86° 10' 46.29"W	34.19	43°08'02"	18.38'
B-C71	30.51'		56.0'	N87° 51' 38.24"W	30.13	31°12'51"	15.64'
B-C72	36.91'		46.5'	N80° 43' 41.41"W	35.95	45°28'45"	19.49'
B-C73	38.20'		520.0'	N60° 05' 34.82"W	38.19	4°12'32"	19.11'
B-L71	32.20'	N37° 48' 09.32"E					
B-L72	361.68'	N84° 20' 52.69"E					
B-L73	67.88'	N72° 38' 21.33"E					
B-L74	223.67'	S27° 21' 38.67"E					
B-L75	53.28'	S67° 36' 07.25"W					
B-L76	322.17'	S76° 53' 27.97"W					
B-L77	240.58'	N62° 11' 50.68"W					

BLOCK E							
NO.	LENGTH	BEARING	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT
B-C74	144.21'		500.0'	N41° 03' 54.39"E	143.71	16°31'30"	72.61'
B-C75	31.90'		21.5'	N75° 18' 09.32"E	29.05	85°00'00"	19.70'
B-C76	23.84'		480.0'	S60° 46' 28.68"E	23.84	2°50'44"	11.92'
B-C77	81.93'		48.5'	S10° 57' 18.04"E	72.53	96°47'37"	54.62'
B-C78	6.01'		320.0'	S36° 54' 15.00"W	6.01	1°04'31"	3.00'
B-C79	17.04'		12.0'	S77° 02' 19.96"W	15.64	81°20'41"	10.31'
B-C80	18.99'		1				



Plotted By: Robbs, Diego Date: April 22, 2026 04:20:29pm File Path: K:\Users\diego\OneDrive\Documents\pearson\_ranch - tri pointe\civil\065035300-pearson\_ranch - tri pointe\civil\preliminary\plan\shedsheets\C - Phasing Plan - Prelim.dwg  
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**LEGEND**

	PROPERTY LINE
	PHASING LINE

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
 6800 BURLESON ROAD, BUILDING 312, SUITE 150  
 AUSTIN, TX 78744  
 PHONE: 512-616-8940  
 WWW.KIMLEY-HORN.COM  
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 TBPE Firm No. 928



KHA PROJECT	065035300
DATE	MARCH 2026
SCALE	AS SHOWN
DESIGNED BY	JAA
DRAWN BY	RPS
CHECKED BY	DR

**PHASING PLAN**

**TRI POINTE AT PEARSON RANCH PRELIMINARY PLAN**  
 CITY OF AUSTIN  
 WILLIAMSON COUNTY, TEXAS

PRELIMINARY SUBDIVISION APPROVAL SHEET 9 OF 9  
 FILE NUMBER C8-2025-0093 APPLICATION DATE 10/06/2025  
 APPROVED BY City of Austin ON 03/04/2026  
 EXPIRATION DATE (LDC 25-4-62) 10/06/2029

CASE MANAGER:  
 JOEY DE LA GARZA, FOR:  
 KEITH MARS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
 Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.