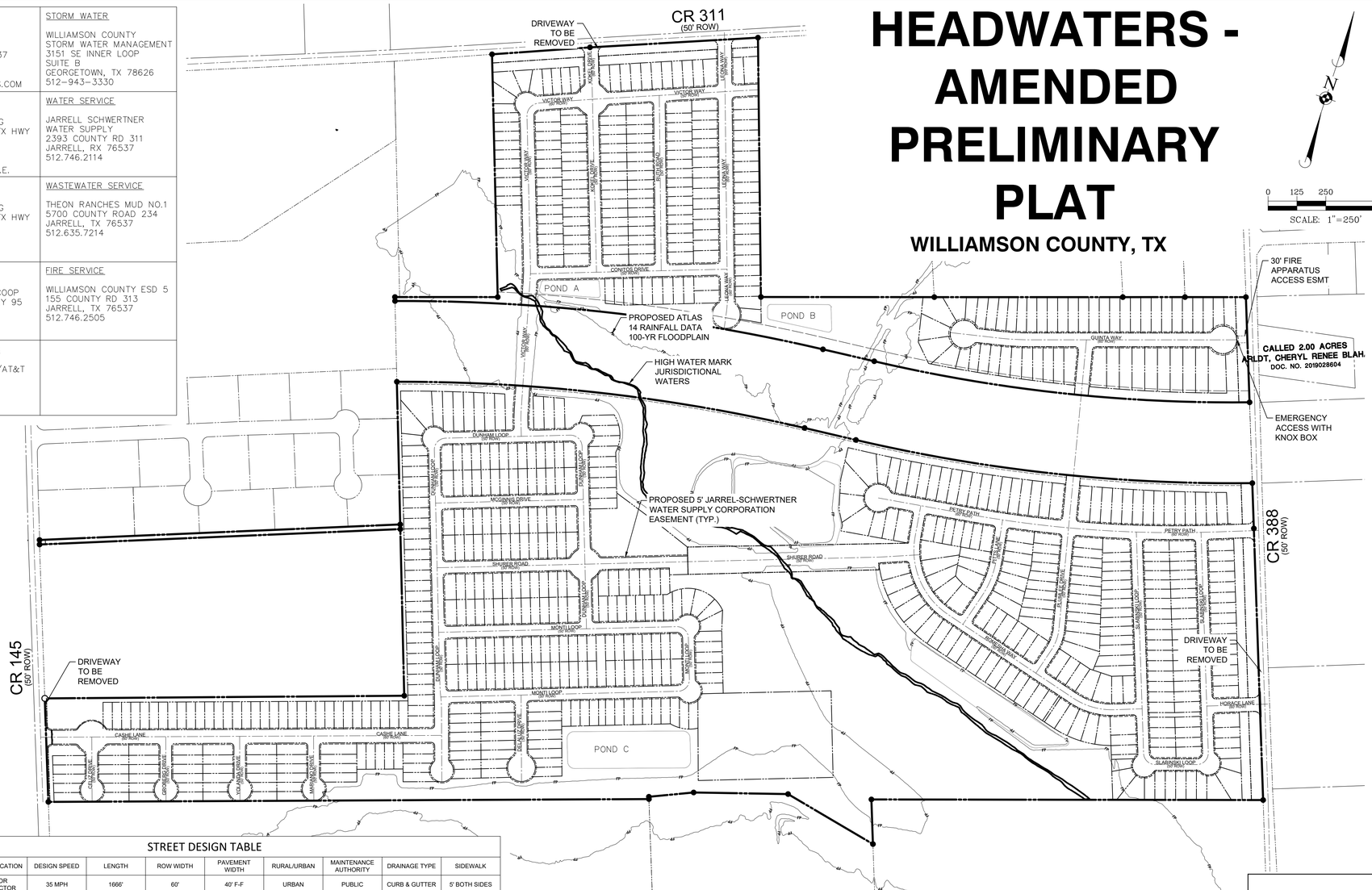
HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY, TX

OWNER/DEVELOPER	STORM WATER
THEON RANCHES, LP 5700 CR 234 JARRELL, TEXAS 76537 (512) 635-7214 MATT VOSS MATT@THEONRANCHES.COM	WILLIAMSON COUNTY STORM WATER MANAGEMENT 3151 SE INNER LOOP SUITE B GEORGETOWN, TX 78626 512-943-3330
CIVIL ENGINEER	WATER SERVICE
MANHARD CONSULTING 1120 S CAPITAL OF TX HWY STE. 210 AUSTIN, TX 78746 737.337.1006 KELVIN O' BRYANT, P.E.	JARRELL SCHWERTNER WATER SUPPLY 2393 COUNTY RD 311 JARRELL, RX 76537 512.746.2114
SURVEYOR	WASTEWATER SERVICE
MANHARD CONSULTING 1120 S CAPITAL OF TX HWY STE. 210 AUTSIN, TX 78746 737.377.1002 RICK LANTIS R.P.L.S.	THEON RANCHES MUD NO.1 5700 COUNTY ROAD 234 JARRELL, TX 76537 512.635.7214
ELECTRIC	FIRE SERVICE
BARTLETT ELECTRIC COOP 27492 STATE HIGHWAY 95 BARTLETT, TX 76511 254.527.3551	WILLIAMSON COUNTY ESD 5 155 COUNTY RD 313 JARRELL, TX 76537 512.746.2505
TELECOMMUNICATIONS	
TIME WARNER CABLE/AT&T 1000 E 4ST SUITE 920 AUSTIN, TX 78751 8888.406.7063	



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LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED STREET CENTERLINE
- PROPOSED LOT LINE
- PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

TOTAL NUMBER OF LOTS

NO. OF BLOCKS:	26
NO. OF 40' LOTS:	405
NO. OF 45' LOTS:	294
NO. OF 50' LOTS:	50
NO. OF SINGLE FAMILY LOTS:	749
NO. NON RESIDENTIAL LOTS:	29
LINEAR FOOTAGE 60' STREETS:	9,470
LINEAR FOOTAGE 50' STREETS:	18,040
TOTAL STREET LINEAR FOOTAGE:	27,510

STREET DESIGN TABLE

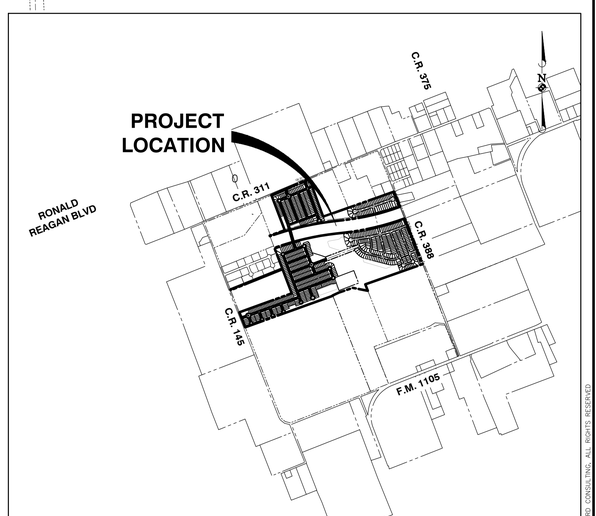
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY	DRAINAGE TYPE	SIDEWALK
CASHE LANE	MINOR COLLECTOR	35 MPH	1666'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CELIZ DRIVE	LOCAL	25 MPH	280'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
CONITOS DRIVE	LOCAL	25 MPH	857'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
DELALUZ DRIVE	LOCAL	25 MPH	375'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
DUNHAM LOOP	MINOR COLLECTOR	35 MPH	317'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
DUNHAM LOOP	LOCAL	25 MPH	2609'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GROBERG DRIVE	LOCAL	25 MPH	280'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
GUINTA WAY	MINOR COLLECTOR	35 MPH	1122'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
HORACE LANE	MINOR COLLECTOR	35 MPH	264'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
KOKEL DRIVE	LOCAL	25 MPH	750'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
KOKEL DRIVE	MINOR COLLECTOR	35 MPH	248'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
LEONA WAY	MINOR COLLECTOR	35 MPH	1282'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
MARIANO DRIVE	LOCAL	25 MPH	280'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
MCGINNIS DRIVE	LOCAL	25 MPH	640'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
MONTI LOOP	LOCAL	25 MPH	2395'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
PETRY PATH	MINOR COLLECTOR	35 MPH	1608'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
PITTS LANE	LOCAL	25 MPH	493'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
PLUMLEE DRIVE	LOCAL	25 MPH	1477'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
PLUMLEE DRIVE	MINOR COLLECTOR	35 MPH	1257'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
ROMESHA WAY	LOCAL	25 MPH	1485'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
RUTH ROAD	LOCAL	25 MPH	760'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SHURER ROAD	LOCAL	25 MPH	2096'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
SLABINSKI LOOP	LOCAL	25 MPH	2251'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
VICTOR WAY	MINOR COLLECTOR	35 MPH	1706'	60'	40' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
VICTOR WAY	LOCAL	25 MPH	732'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
YOLANDA DRIVE	LOCAL	25 MPH	280'	50'	33' F-F	URBAN	PUBLIC	CURB & GUTTER	5' BOTH SIDES
TOTAL LENGTH:			27,510'						

NOTES:

1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
2. ALL NON-RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE MUD.
3. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
4. NO LOTS SMALLER THAN 50' IN WIDTH WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.
5. THE FRONT OF THE 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)
6. UTILITY PROVIDERS WILL BE:
   ELECTRICAL: BARTLETT ELECTRIC COOPERATIVE
   TELECOM: TIME WARNER CABLE / AT&T
   WATER: JARREL SCHWERTNER WATER SUPPLY COMPANY
   WASTEWATER: THEON RANCHES MUD NO. 1
7. NO 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. 48491C0150F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
8. 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.

SUBMITTAL LOG	
SUBMITTAL	DATE
FORMAL SUBMITTAL #1	09/29/2025

811 Know what's below. Call before you dig.



VICINITY MAP
SCALE 1" = 2000'

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg. 1, Ste. 210, Austin, TX 78746 ph:737.377.0500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

HEADWATERS - AMENDED PRELIMINARY PLAT
WILLIAMSON COUNTY
PRELIM PLAT OVERALL

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED PROFESSIONAL ENGINEER
07/13/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

SHEET 1 OF 19

615.025005

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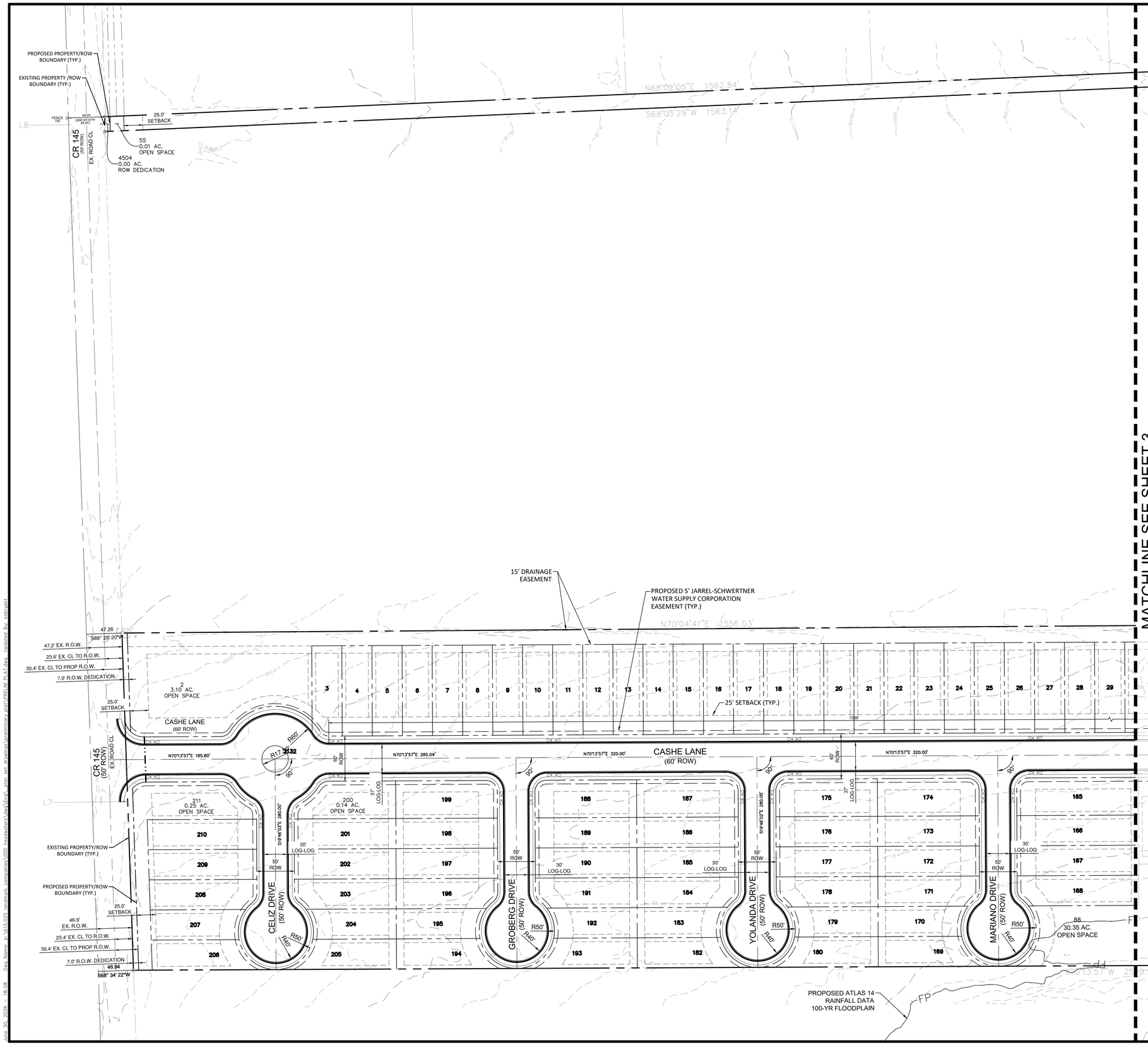
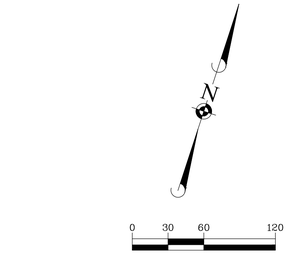
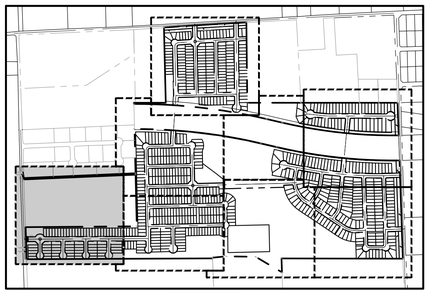
July 13, 2026 – 17:20 Dwg Name: p:\615.025 rancho\c_comp\civil\005 #\sheets\Vars\Xrefs\ion set drawings\preliminary plat\PRELIM PLAT OVERALL.dwg Updated By: kobryant







KEY MAP
1" = 1000'

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED STREET CENTERLINE
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

DATE	REVISIONS	DRAWN BY

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM PLAT SHT 1 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

SHEET
2 OF 19

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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 4

MONTI LOOP (50' ROW)

DUNHAM LOOP (50' ROW)

DUNHAM LOOP (60' ROW)

CASHE LANE (60' ROW)

DELALUZ DRIVE (50' ROW)

15' DRAINAGE EASEMENT

25' SETBACK (TYP.)

229 0.21 AC. OPEN SPACE

127 10.08 AC. OPEN SPACE

0.12 AC. OPEN SPACE

0.14 AC. OPEN SPACE

88 30.35 AC. OPEN SPACE

PROPOSED POND

PROPOSED 5' JARREL-SCHWERTNER WATER SUPPLY CORPORATION EASEMENT (TYP.)

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

N

0 30 60 120

SCALE: 1"=60'

KEY MAP

1" = 1000'

LEGEND

PROPOSED PROPERTY BOUNDARY

PROPOSED STREET CENTERLINE

PROPOSED LOT LINE

BUILDING SETBACK

PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM PLAT SHT 2 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

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MATCHLINE SEE SHEET 7

SHURER ROAD (50' ROW)

N69°07'23"E 1264.48'

N66°59'53"E 148.08'

L=42.65 R=1150.00 N69°07'23"E

ROMESHA WAY (50' ROW)

L=389.92 R=335.00 S09°03'10"E

N14°53'1"E 149.32'

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

OPOSSUM CREEK

PROPOSED 5' JARREL-SCHWERTNER WATER SUPPLY CORPORATION EASEMENT (TYP.)

25' SETBACK (TYP.)

15' WW ESMT

MONTI LOOP (50' ROW)

N20°52'37"W 160.06'

L=78.54 R=50.00 N20°52'37"W

L=78.54 R=50.00 N69°07'23"E

PC 13+86.15

PT 12+06.15

PC 11+27.61

14+64.69

30' LOG-LOG

50' ROW

113' ROW

109 0.11 AC. OPEN SPACE

89 5.00 AC. OPEN SPACE

88 30.35 AC. OPEN SPACE

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

0 30 60 120

SCALE: 1"=60'

KEY MAP

1" = 1000'

LEGEND

PROPOSED PROPERTY BOUNDARY

PROPOSED STREET CENTERLINE

PROPOSED LOT LINE

BUILDING SETBACK

PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

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WILLIAMSON COUNTY

PRELIM PLAT SHT 3 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

PETRY PATH (60' ROW)

PITTS LANE (50' ROW)

PLUMLEE DRIVE (50' ROW)

ROMESHA WAY (50' ROW)

SLABINSKI LOOP (50' ROW)

HORACE LANE (60' ROW)

CR 388 (60' ROW)

EX. ROAD CL

PROPOSED 5' JARREL-SCHWERTNER WATER SUPPLY CORPORATION EASEMENT (TYP.)

EXISTING PROPERTY/ROW BOUNDARY (TYP.)

PROPOSED PROPERTY/ROW BOUNDARY (TYP.)

25' SETBACK (TYP.)

50' SETBACK

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

PROPOSED POND

OPOSSUM CREEK

535 0.03 AC. OPEN SPACE

544 0.05 AC. OPEN SPACE

88 30.35 AC. OPEN SPACE

578 0.64 AC. OPEN SPACE

579 0.78 AC. ROW DEDICATION

561 0.35 AC. OPEN SPACE

562 0.44 AC. ROW DEDICATION

696 0.11 AC. OPEN SPACE

41.7' EX. R.O.W.
20.9' EX. CL TO EX. R.O.W.
69.8' EX. CL TO PROP. R.O.W.
48.9' R.O.W. DEDICATION
42.1' EX. R.O.W.
21.1' EX. CL TO EX. R.O.W.
70.9' EX. CL TO PROP. R.O.W.
49.8' R.O.W. DEDICATION
42.3' EX. R.O.W.
21.3' EX. CL TO EX. R.O.W.
71.4' EX. CL TO PROP. R.O.W.
50.1' R.O.W. DEDICATION
42.5' EX. R.O.W.
21.5' EX. CL TO EX. R.O.W.
72.00' EX. CL TO PROP. R.O.W.
50.5' R.O.W. DEDICATION

SCALE: 1"=60'

KEY MAP
1" = 1000'

LEGEND

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM PLAT SHT 4 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

SHEET 5 OF 19

615.025005

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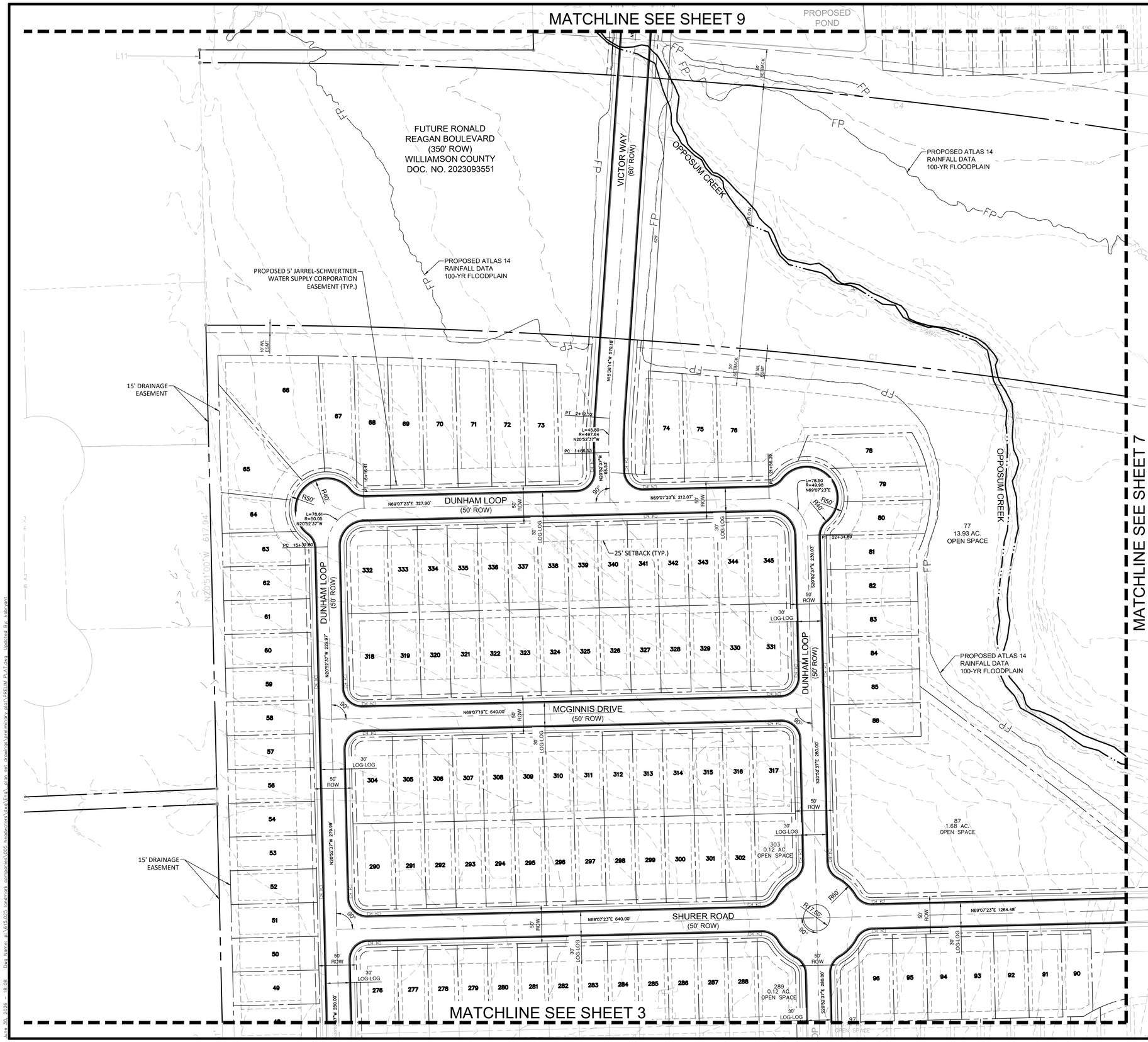

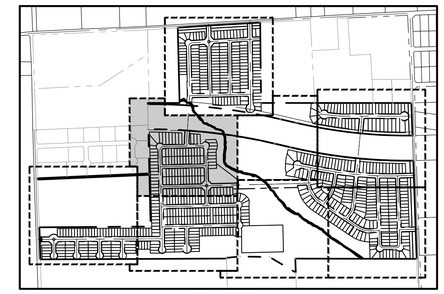

KEY MAP
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WILLIAMSON COUNTY

PRELIM PLAT SHT 5 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

SHEET 6 OF 19

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MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

LEONA WAY (60' ROW)

GUINTA WAY (60' ROW)

PETRY PATH (60' ROW)

ROMESHA WAY (50' ROW)

SHURER ROAD (50' ROW)

PROPOSED POND

FUTURE RONALD REAGAN BOULEVARD (350' ROW) WILLIAMSON COUNTY DOC. NO. 2023093551

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

PROPOSED 5' JARREL-SCHWERTNER WATER SUPPLY CORPORATION EASEMENT (TYP.)

77 13.93 AC. OPEN SPACE

OPPOSUM CREEK

SCALE: 1"=60'

KEY MAP
1" = 1000'

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WILLIAMSON COUNTY

PRELIM PLAT SHT 6 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
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SHEET 7 OF 19

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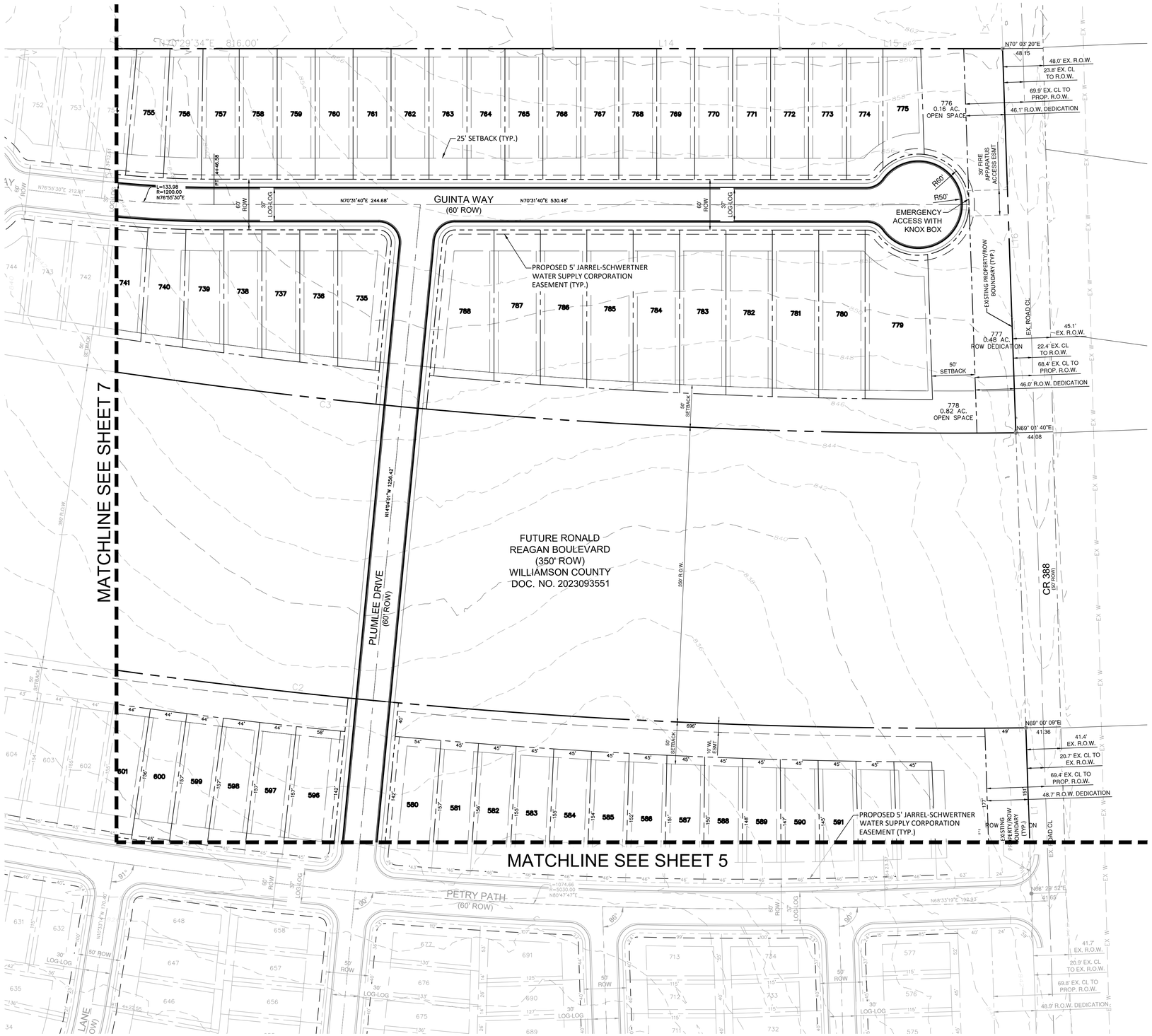
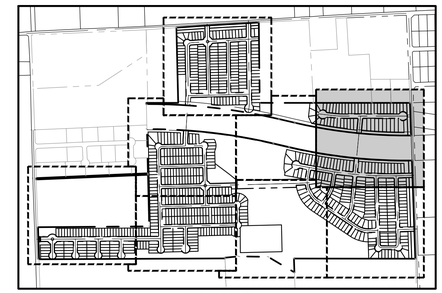
June 30, 2026 – 18:08 Dwg Name: p:\615.025 landmark, companies\005 headwaters\dwg\eng_plan set drawings\preliminary plat\PRELIM PLAT.dwg Updated By: aabrown1





KEY MAP
1" = 1000'

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED STREET CENTERLINE
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
1120 S Capital of Texas Hwy, Bldg 1, Ste. 210, Austin, TX 78746 ph:737.377.0500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM PLAT SHT 7 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

SHEET 8 OF 19

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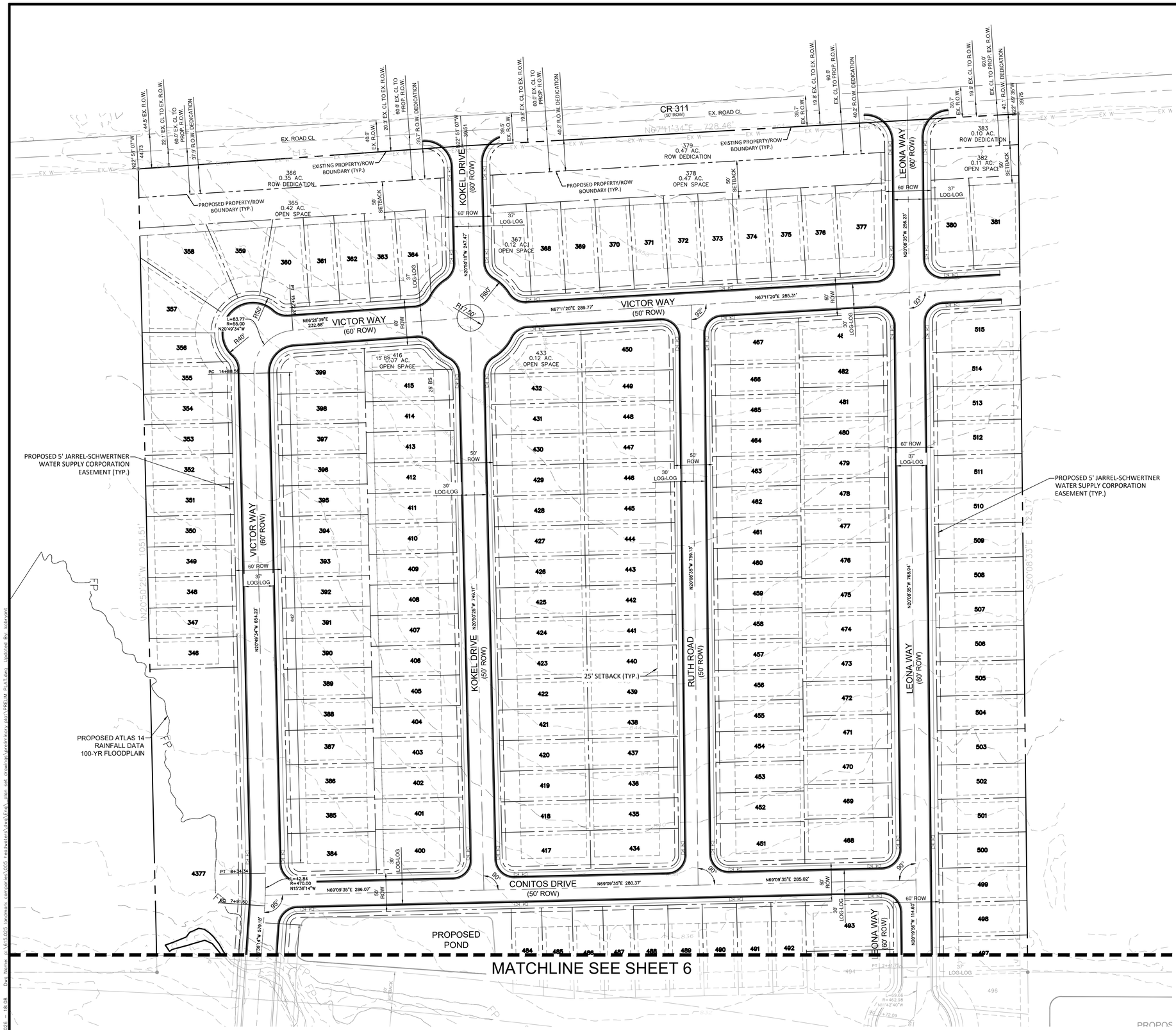

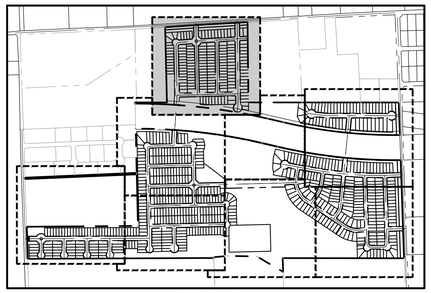

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SCALE: 1"=60'

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM PLAT SHT 8 OF 8

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

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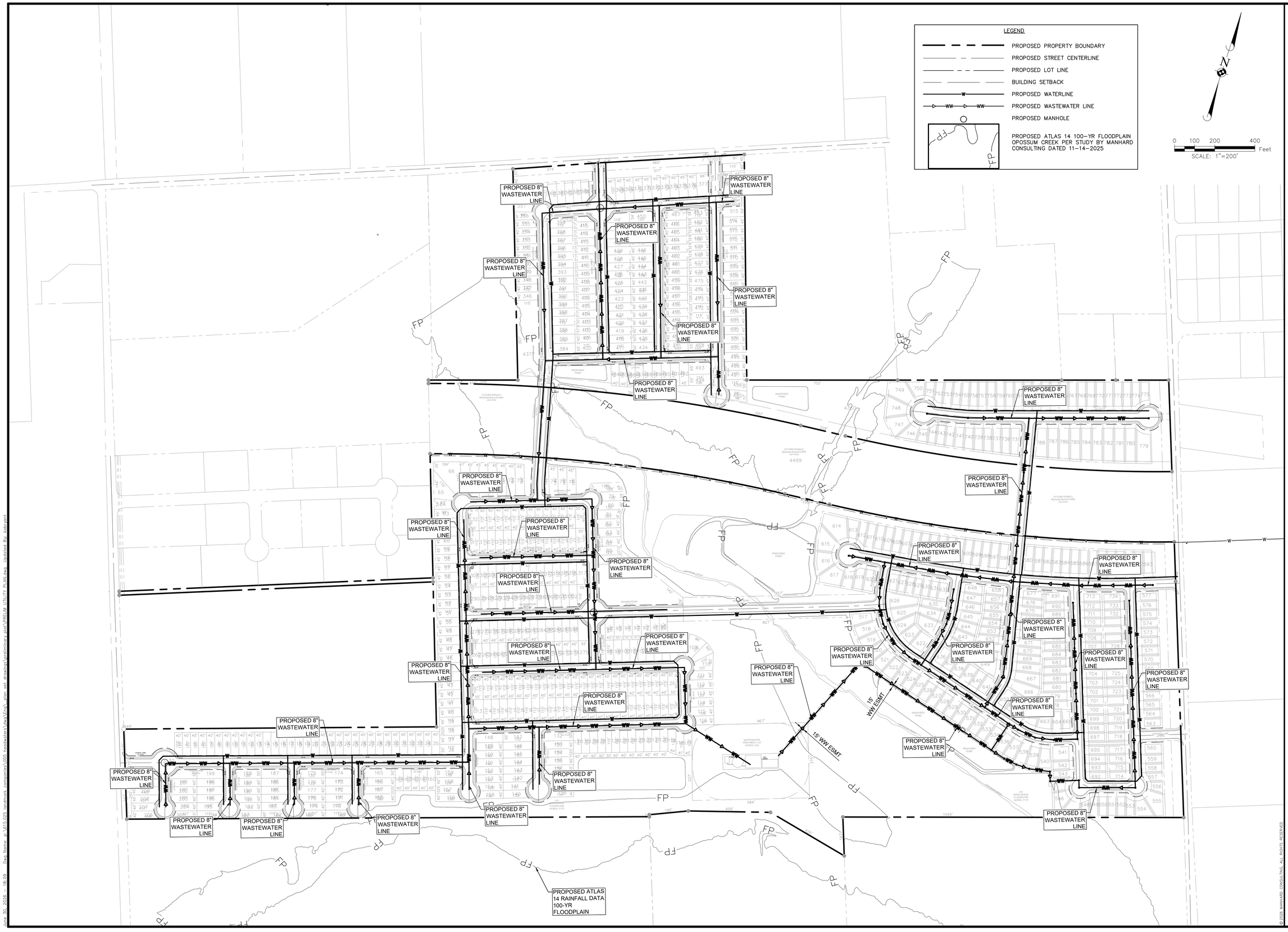

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 1 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
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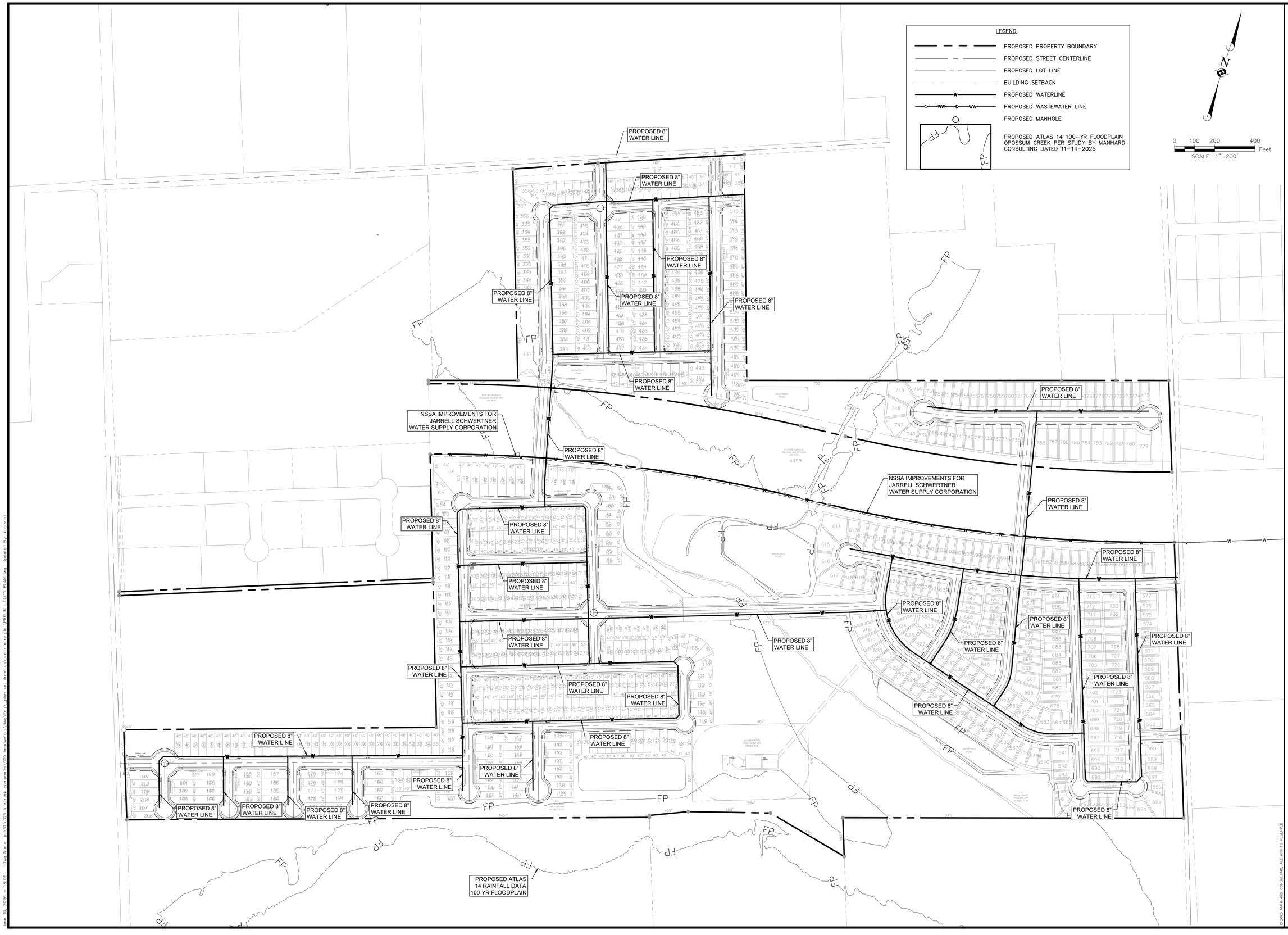

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 2 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED PROFESSIONAL ENGINEER

06/30/2026

PROJ. MGR.: SB
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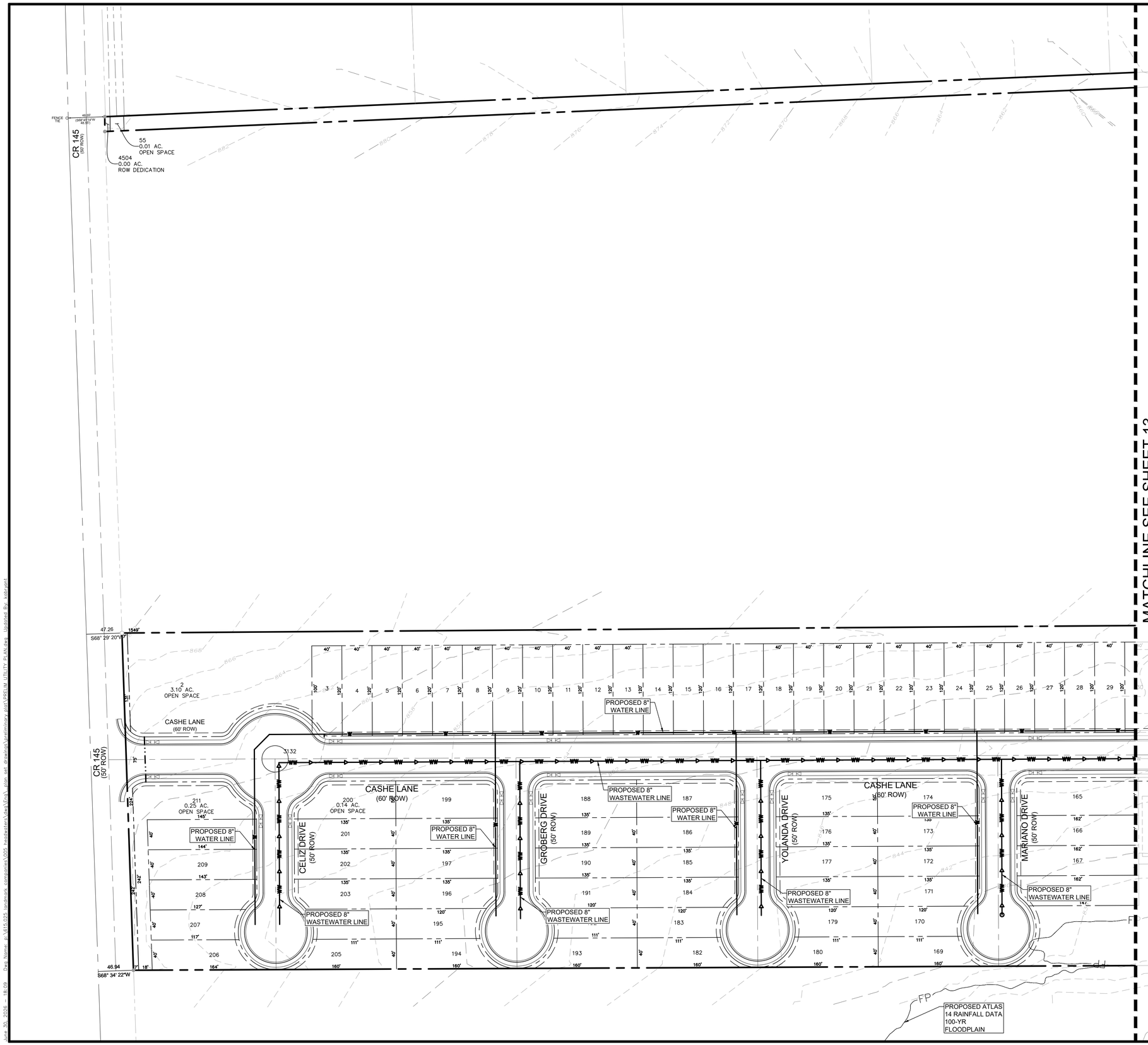

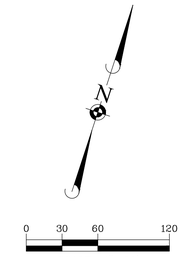

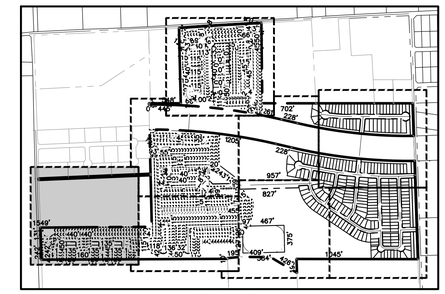

KEY MAP
1" = 1000'

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED STREET CENTERLINE
- PROPOSED LOT LINE
- BUILDING SETBACK
- PROPOSED WATERLINE
- PROPOSED WASTEWATER LINE
- PROPOSED MANHOLE
- PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

DATE	REVISIONS	DRAWN BY

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 3 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED PROFESSIONAL ENGINEER
06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

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12 OF 19

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MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14

DUNHAM LOOP (50' ROW)

MONTI LOOP (50' ROW)

DELA LUZ DRIVE (50' ROW)

CASHE LANE (60' ROW)

PROPOSED 8" WATER LINE

PROPOSED 8" WASTEWATER LINE

229 0.21 AC. OPEN SPACE

132 1.29 10.08 AC. OPEN SPACE

215 OPEN SPACE/ FLOODPLAIN ACRES: 31.01

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

FP

SCALE: 1"=60'

KEY MAP
1" = 1000'

LEGEND

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- PROPOSED MANHOLE
- PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 4 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

PROJ. MGR.: SB
PROJ. ASSOC.: KBO
DRAWN BY: ----

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MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 15

SHURER ROAD
(50' ROW)

ROMESHA WAY
(60' ROW)

MONTI LOOP
(50' ROW)

OPPOSUM CREEK

PROPOSED 8" WATER LINE

PROPOSED 8" WASTEWATER LINE

PROPOSED 8" WASTEWATER LINE 520

RAINFALL DATA 100-YR FLOODPLAIN

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

15' WW ESMT

PROPOSED POND

WASTEWATER TREATMENT LOT ACRES: 5.00

109 0.11 AC. OPEN SPACE

89 5.00 AC. OPEN SPACE

88 30.35 AC. OPEN SPACE

WASTEWATER TREATMENT PLANT 150' BUFFER ZONE

JAMES P. BRANT CALLED 62.28 ACRES DOC. NO. 2022016454

MINAM K. KALMBACH CALLED 86.4 ACRES VOL. 671, PG. 744

0 30 60 120

SCALE: 1"=60'

KEY MAP
1" = 1000'

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- PROPOSED MANHOLE
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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 5 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

PROJ. MGR.: SB
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MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 14

PETRY PATH (60' ROW)

PITTS LANE (60' ROW)

PLUMLEE DRIVE (50' ROW)

ROMESHA WAY (50' ROW)

SLABINSKI LOOP (50' ROW)

SLABINSKI LOOP (50' ROW)

SLABINSKI LOOP (50' ROW)

HORACE LANE (60' ROW)

CR 388 (100' ROW)

OPOSSUM CREEK

PROPOSED POND

PROPOSED POND

PROPOSED 8" WASTEWATER LINE

PROPOSED 8" WATER LINE

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

215 OPEN SPACE/ FLOODPLAIN ACRES: 31.01

535 0.03 AC. OPEN SPACE

10' WW ESMT

561 0.35 AC. OPEN SPACE

562 0.44 AC. ROW DEDICATION

578 0.64 AC. OPEN SPACE

579 0.78 AC. ROW DEDICATION

595 0.19 AC. ROW DEDICATION

0.64 AC. OPEN SPACE

20' ESMT

1045'

0 30 60 120

SCALE: 1"=60'

KEY MAP

1" = 1000'

LEGEND

PROPOSED PROPERTY BOUNDARY

PROPOSED STREET CENTERLINE

PROPOSED LOT LINE

BUILDING SETBACK

PROPOSED WATERLINE

PROPOSED WASTEWATER LINE

PROPOSED MANHOLE

PROPOSED ATLAS 14 100-YR FLOODPLAIN OPOSSUM CREEK PER STUDY BY MANHARD CONSULTING DATED 11-14-2025

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 6 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

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PROJ. ASSOC.: KBO

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MATCHLINE SEE SHEET 19

FUTURE RONALD REAGAN BOULEVARD (350' ROW)

VICTOR WAY (60' ROW)

OPPOSUM CREEK

PROPOSED 8" WATER LINE

PROPOSED 8" WASTEWATER LINE

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

JARRELL SCHWERTNER 12" WATERLINE INSTALLED AS NSSA IMPROVEMENTS

DUNHAM LOOP (50' ROW)

MCGINNIS DRIVE (50' ROW)

SHURER ROAD (50' ROW)

87 1.68 AC. OPEN SPACE

303 0.12 AC. OPEN SPACE

289 0.12 AC. OPEN SPACE

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 13

0 30 60 120

SCALE: 1"=60'

KEY MAP

1" = 1000'

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 7 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

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MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 14

PROPOSED 8" WATER LINE

PROPOSED 8" WASTEWATER LINE

TEMPORARY TURNAROUND TO BE VACATED UPON CONSTRUCTION OF RONALD REAGAN BLVD IS CONSTRUCTED AND STREET CONNECTION IS ALLOWED

PROPOSED POND

PROPOSED ATLAS 14 RAINFALL DATA 100-YR FLOODPLAIN

FUTURE RONALD REAGAN BOULEVARD (350' ROW)

WILLIAMSON COUNTY
CALLED 30.03 ACRES
DOC. NO. 2022005821

GUINTA WAY (60' ROW)

50' SETBACK

JARRELL SCHWERTNER 12" WATERLINE INSTALLED AS NSSA IMPROVEMENTS

77
13.93 AC.
OPEN SPACE

OPOSSUM CREEK

ROMESHA WAY (50' ROW)

PETRY PATH (60' ROW)

SHURER ROAD (50' ROW)

SCALE: 1"=60'

KEY MAP
1" = 1000'

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 8 OF 10

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06/30/2026

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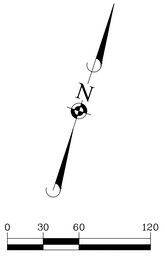

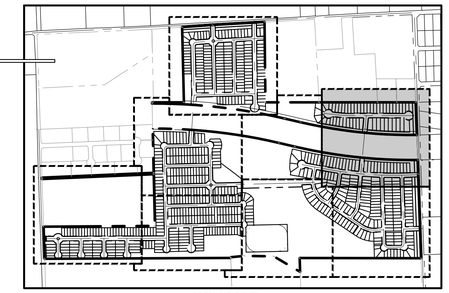

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HEADWATERS - AMENDED PRELIMINARY PLAT

WILLIAMSON COUNTY

PRELIM UTILITY SHT 9 OF 10

STATE OF TEXAS
KELVIN B. O'BRYANT
135635
LICENSED
PROFESSIONAL ENGINEER

06/30/2026

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PROJ. ASSOC.: KBO
DRAWN BY: ----

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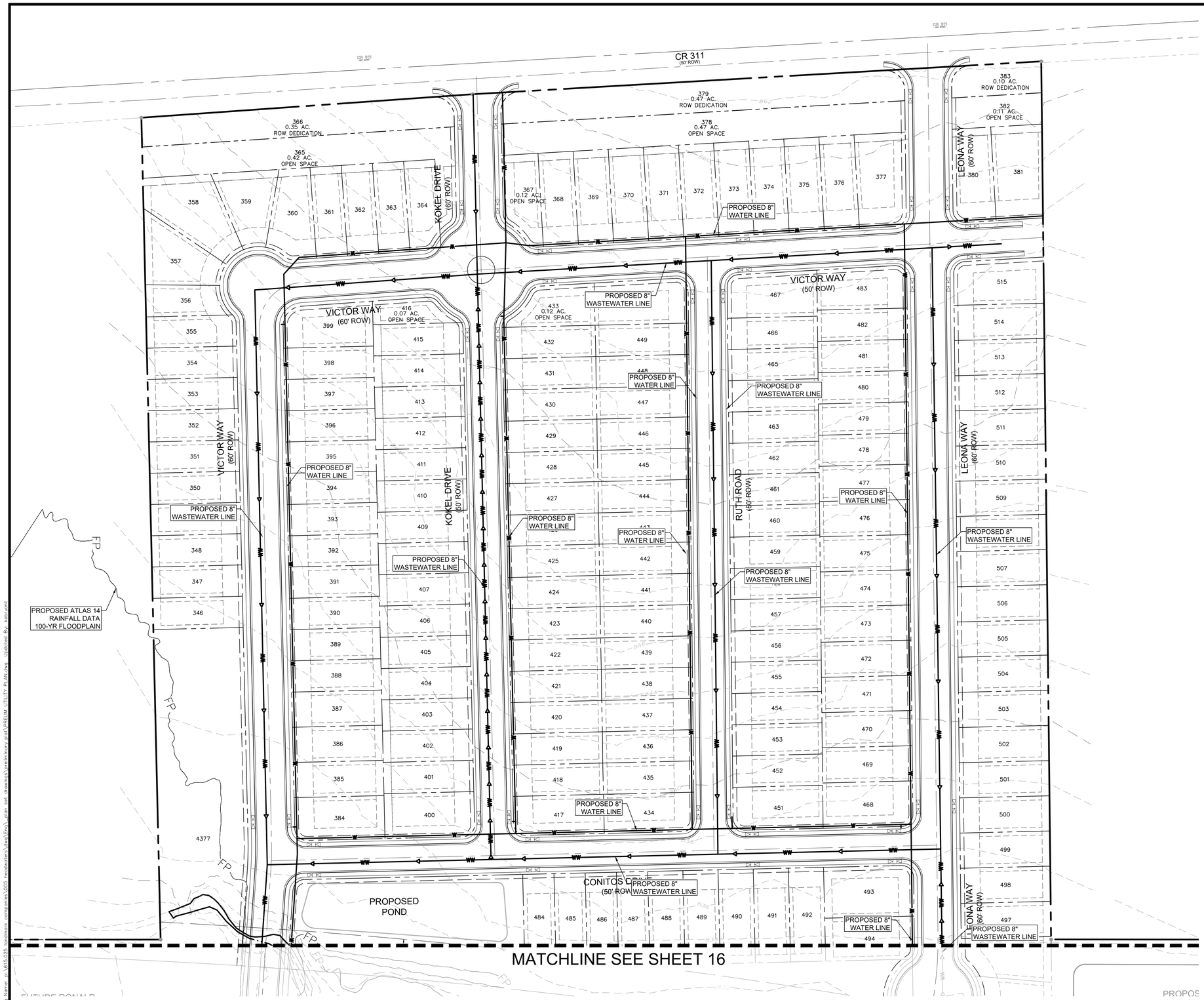

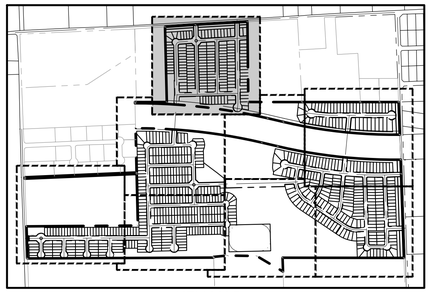

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