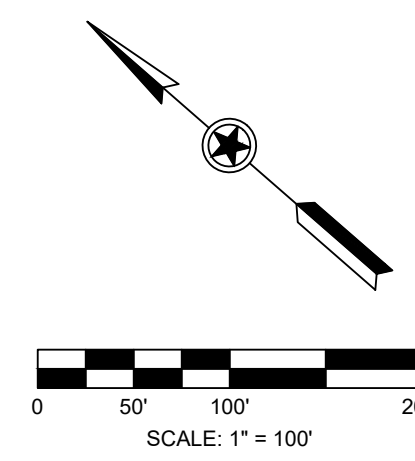


**ORIENTATION AND SCALE**



**LEGEND**

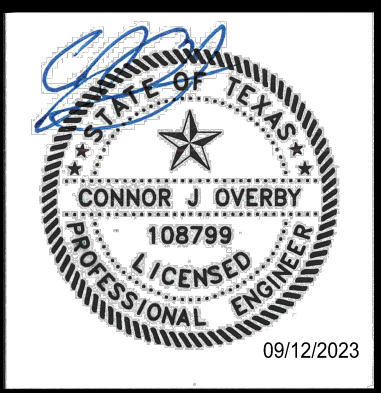
- PHASE BOUNDARY
- WQTZ WQTZ WATER QUALITY TRANSITION ZONE
- CWQZ CWQZ CRITICAL WATER QUALITY TRANSITION ZONE
- WSE WSE WATER SURFACE ELEVATION
- EHBZ EHBZ EROSION HAZARD BUFFER ZONE
- CREEK CREEK CENTERLINE
- 100 YR FP -100 YR FP 100 YR CALC FLOODPLAIN
- 100 YR FP DRNG\_ESMT DRAINAGE EASEMENT
- CEF 50' RIMROCK/SEEP BUFFER
- CEF 150' WETLAND BUFFER
- WETLAND FRINGE (NO BUFFER)
- S.W.B.T ESMT SOUTHWESTERN BELL TELECOMMUNICATIONS EASEMENT

**PH 3 LINE TABLE**

LINE #	LENGTH	BEARING	LOCATION
L20	278.21	S43° 08' 05.31"E	FOC
L21	409.49	S07° 43' 43.36"E	FOC
L22	392.21	S61° 29' 05.56"E	FOC
L16	293.14	N43° 08' 05.31"W	FOC
L17	265.38	N25° 06' 33.78"W	FOC
L18	358.52	N42° 38' 15.60"W	FOC
L19	1037.50	N76° 06' 07.89"W	FOC

**PH3 CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	LOCATION
C20	169.89	540.00	018.03	FOC
C21	165.20	540.00	017.53	FOC
C22	210.26	360.00	033.46	FOC
C23	395.49	640.00	035.41	FOC
C24	337.76	360.00	053.76	FOC
C25	510.19	1200.00	024.36	FOC



**PROJECT DATA**

COUNTY:	TRAVIS
CITY LIMITS/ETJ:	COA, LP & FP
FINAL PLAT NUMBER:	N/A
RELATED CASES:	C8J-2008-0068
PROJECT ADDRESS:	SELMA HUGHES PARK RD.
GRID NUMBER:	W28, W27, A28, A27
ZONING:	SF-2-CO & LA
USAGE:	SINGLE FAMILY
FEMA MAP PANEL:	48453C0410H

**OWNER / DEVELOPER**

GMK MCCORMICK RANCH HOLDINGS LP 801 TERRACE MOUNTAIN DRIVE WESTLAKE HILLS, TX 78746-2730
LAKE AUSTIN JV LLC 3614 LAJITAS LEANDER, TX 78641-3654
GIBEAU FRANK TRUST 24 ALMENDRAL AVENUE ATHERTON, CA 94027-4002

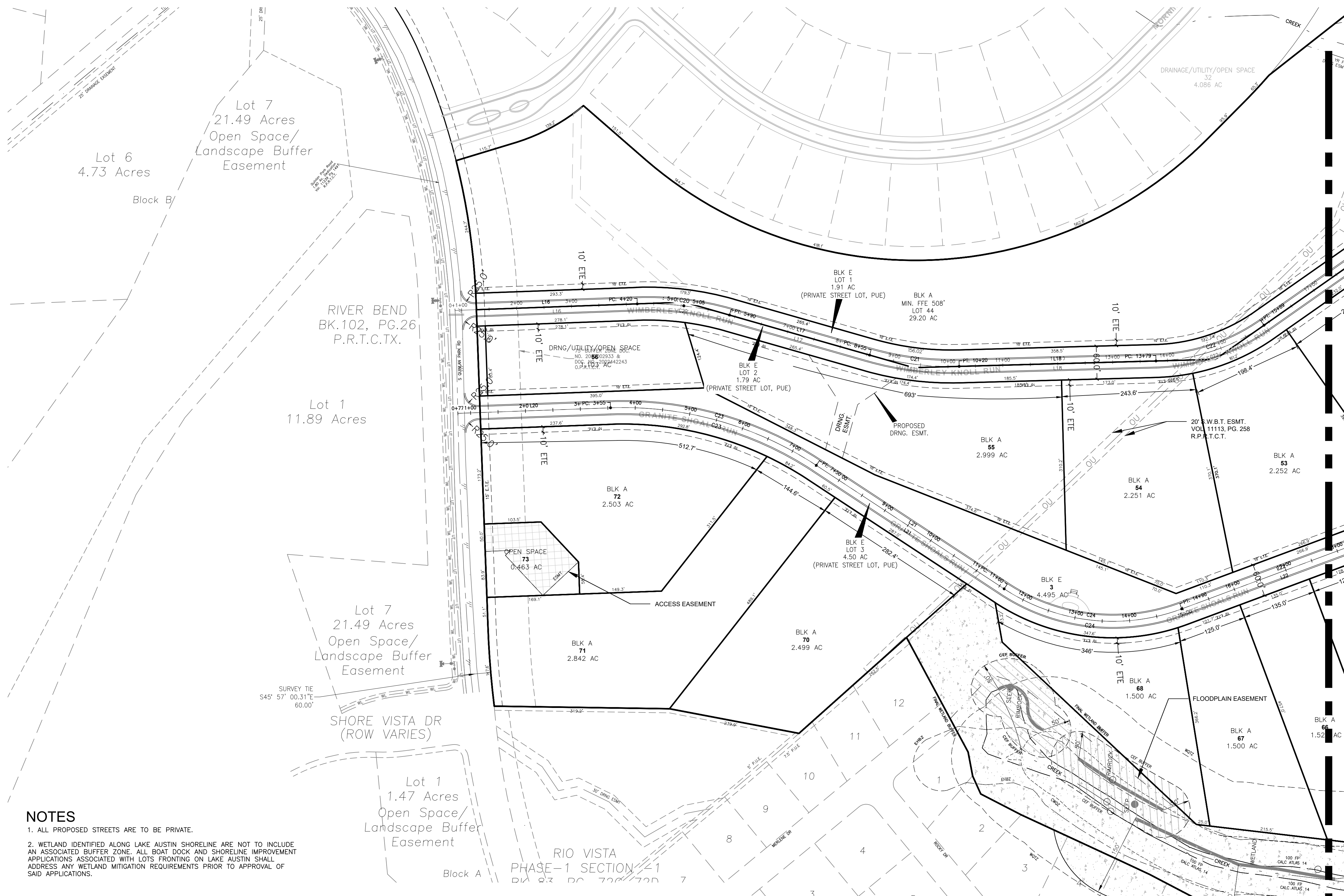
**CONSULTANTS:**

EDITED: September 15, 2023  
 PLOTTED: September 19, 2023  
 PLOTTED BY: Corinne Van Vleet  
 HORIZONTAL SCALE:  
 VERTICAL SCALE:

**MCCORMICK RANCH PRELIMINARY PLAN PHASE 3**

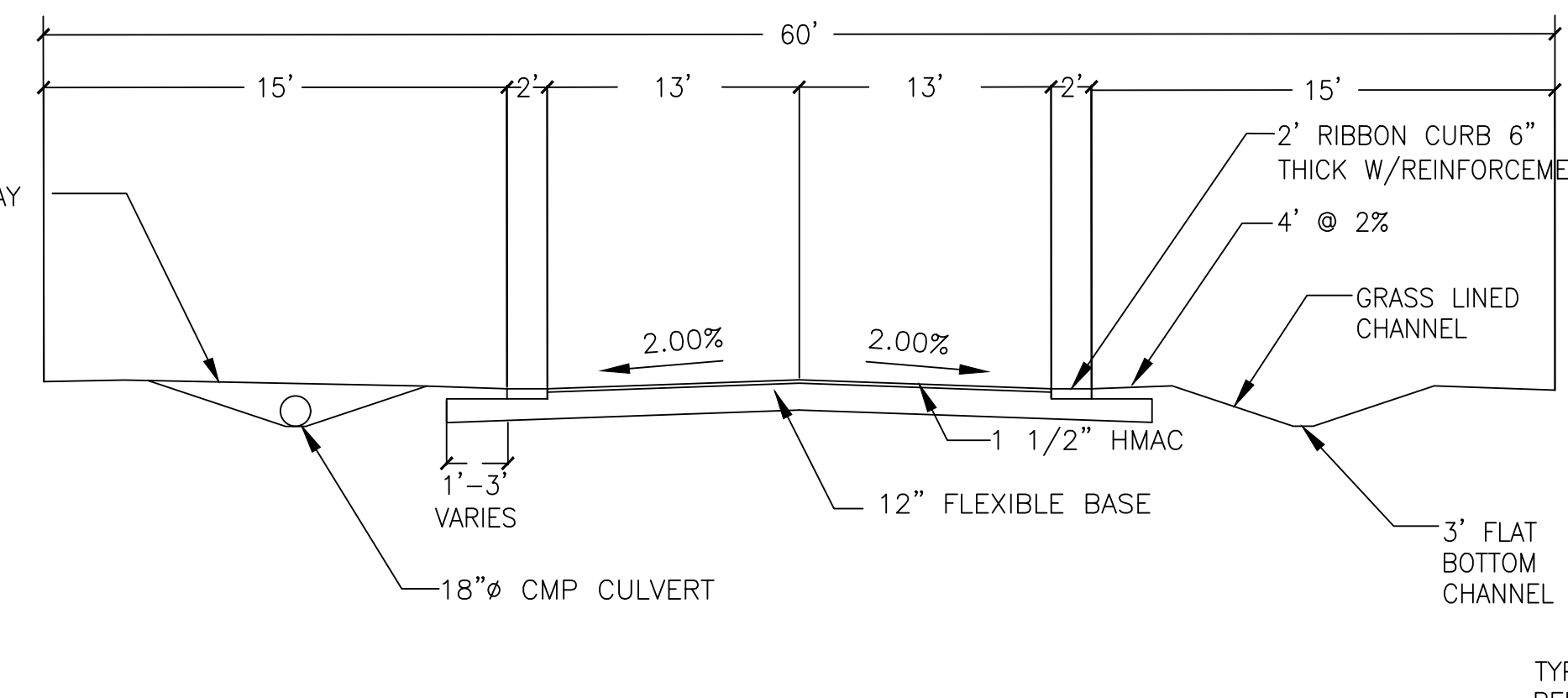
PRELIMINARY PLAN 1 OF 2

**2 OF 3**

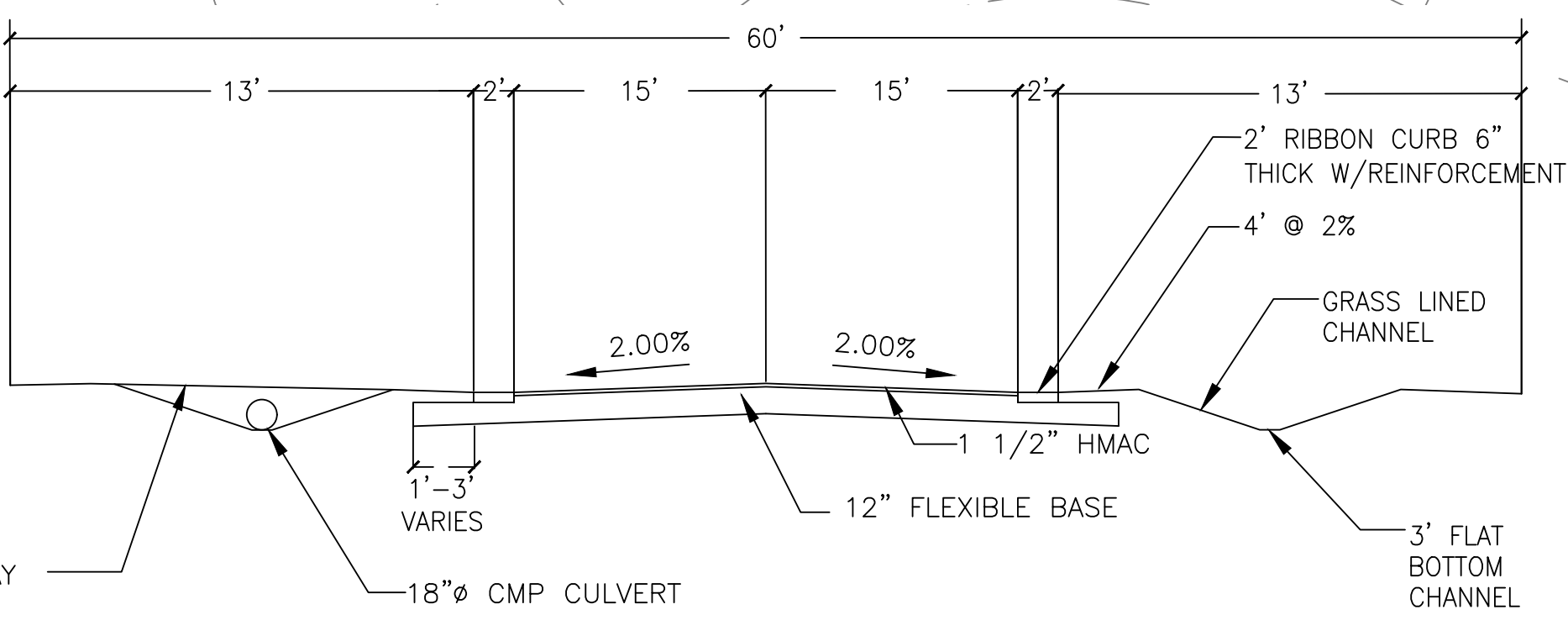


MATCH TO SHEET 3

- NOTES**
- ALL PROPOSED STREETS ARE TO BE PRIVATE.
  - WETLAND IDENTIFIED ALONG LAKE AUSTIN SHORELINE ARE NOT TO INCLUDE AN ASSOCIATED BUFFER ZONE. ALL BOAT DOCK AND SHORELINE IMPROVEMENT APPLICATIONS ASSOCIATED WITH LOTS FRONTING ON LAKE AUSTIN SHALL ADDRESS ANY WETLAND MITIGATION REQUIREMENTS PRIOR TO APPROVAL OF SAID APPLICATIONS.



**60' PRIVATE STREET SECTION**



**TAPERED STREET SECTION**

**SIGNATURE BLOCK**

<b>COUNTY APPROVAL</b>	<b>CITY APPROVAL</b>
PRELIMINARY SUBDIVISION APPROVAL SHEET <u>2</u> OF <u>5</u> FILE NUMBER <u>C8J-2021-0208.0AFA</u> APPLICATION DATE _____ APPROVED BY ZAP ON _____ EXPIRATION BY COMMISSIONER'S COURT ON _____ EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER: _____ Name of Case manager, for: _____ J. Rodney Gonzales, Director, Development Services Department FINAL PLAT TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____ UNTIL _____ PRELIMINARY EXTENDED ON _____ UNTIL _____	