

MATCH TO SHEET 2



NOTES
 1. ALL PROPOSED STREETS ARE TO BE PRIVATE.
 2. 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.

ORIENTATION AND SCALE

LEGEND

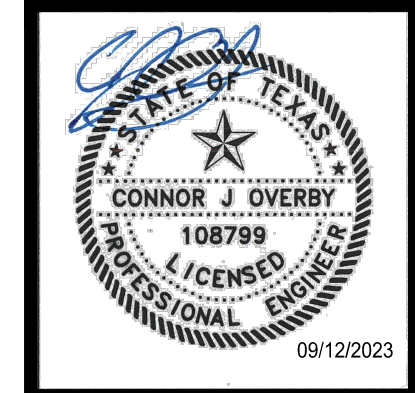
- PHASE BOUNDARY
- WQTZ--- WQTZ WATER QUALITY TRANSITION ZONE
- CWQZ--- CWQZ CRITICAL WATER QUALITY TRANSITION ZONE
- WSE--- WSE WATER SURFACE ELEVATION
- EHBZ--- EHBZ EROSION HAZARD BUFFER ZONE
- CREEK --- CREEK CENTERLINE
- 100 YR FP-- -100 YR FP-- 100 YR CALC FLOODPLAIN
- 100 YR FP DRNG ESMT DRAINAGE EASEMENT
- CEP 50' RIMROCK/SEEP BUFFER
- CEP 150' WETLAND BUFFER
- WETLAND FRINGE (NO BUFFER)
- SEEP/ SPRING (AS LABELED)
- 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	408.49	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, AFTERTON, CA 94027-4002

CONSULTANTS:

EDITED: September 15, 2023
 PLOTTED: September 19, 2023
 PLOTTED BY: Corinne Van Vliet

HORIZONTAL SCALE:
 VERTICAL SCALE:

MCCORMICK RANCH PRELIMINARY PLAN PHASE 3

PRELIMINARY PLAN 2 OF 2

3 OF 3

SIGNATURE BLOCK

COUNTY APPROVAL	CITY APPROVAL
PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 5 FILE NUMBER C8J-2021-0208.0A.PA APPLICATION DATE _____ APPROVED BY ZAP ON _____ APPROVED BY COMMISSIONER'S COURT ON _____ EXPIRATION DATE (LDC 30-2-62) _____ CASE MANAGER: SESAR ZAVALA 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 _____	

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