

GENERAL NOTES:

1. Total Acres: 19.11 Ac.
2. Number of lots: 6
3. Number of blocks: 1
4. Area of smallest lot: 2.30 Acres
5. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of a least 10 feet.
6. Each lot will be served by an on-site wastewater system. Water will be provided by private wells.
7. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
8. All dwellings placed on subdivision lots or ranchettes must be connected to septic tanks or disposal facilities meeting the specifications and conditions of the state Department of Health and the private sewage facility regulations applicable to Williamson County as of the date of applications.
9. Maintenance of drainage easements shall be the responsibility of the property owner.
10. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.
11. The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.
12. All private water wells must be placed a minimum of 50' from property lines.
13. In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all street, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of construction of any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road systems and streets.
14. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. 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 streets in the subdivision have finally been accepted for maintenance.
15. Lot 6 to be conveyed to Williamson County, Texas, by separate instrument, for future public transportation use.
16. No lot in this subdivision is encroached by any special flood hazard areas inundated by 100 year flood as identified by the U.S. Federal Emergency Management Agency boundary map, 48491, community panel no.C0250E, effective date Sept. 26, 2008 for Williamson County, Texas.

Curve #	Radius	Arc Lgth	Chord Lgth	Chord Brg
C20	360.00'	28.62'	28.63'	S14°12'08"W
C21	25.00'	29.12'	27.50'	S45°17'32"W
C22	60.00'	271.80'	92.42'	S50°58'18"E
C23	300.00'	15.50'	15.50'	N1°52'34"E
C30*	360.00'	28.63*	28.62'	S14°12'08"W
C31*	25.00'	29.12'	27.50'	S45°17'32"W
C32*	60.00'	<u>35.68'</u>	108.41'	S13°39'11"W

STEGER BIZZELL

ADDRESS		1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
METRO		512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181		WEB
				STEGERBIZZELL.COM	
SERVICES		>>ENGINEERS		>>PLANNERS	
				>>SURVEYORS	
DRAWN BY: LYNN HAAG		REVIEWED BY: LYNN HAAG		APPROVED BY: B.F.P	