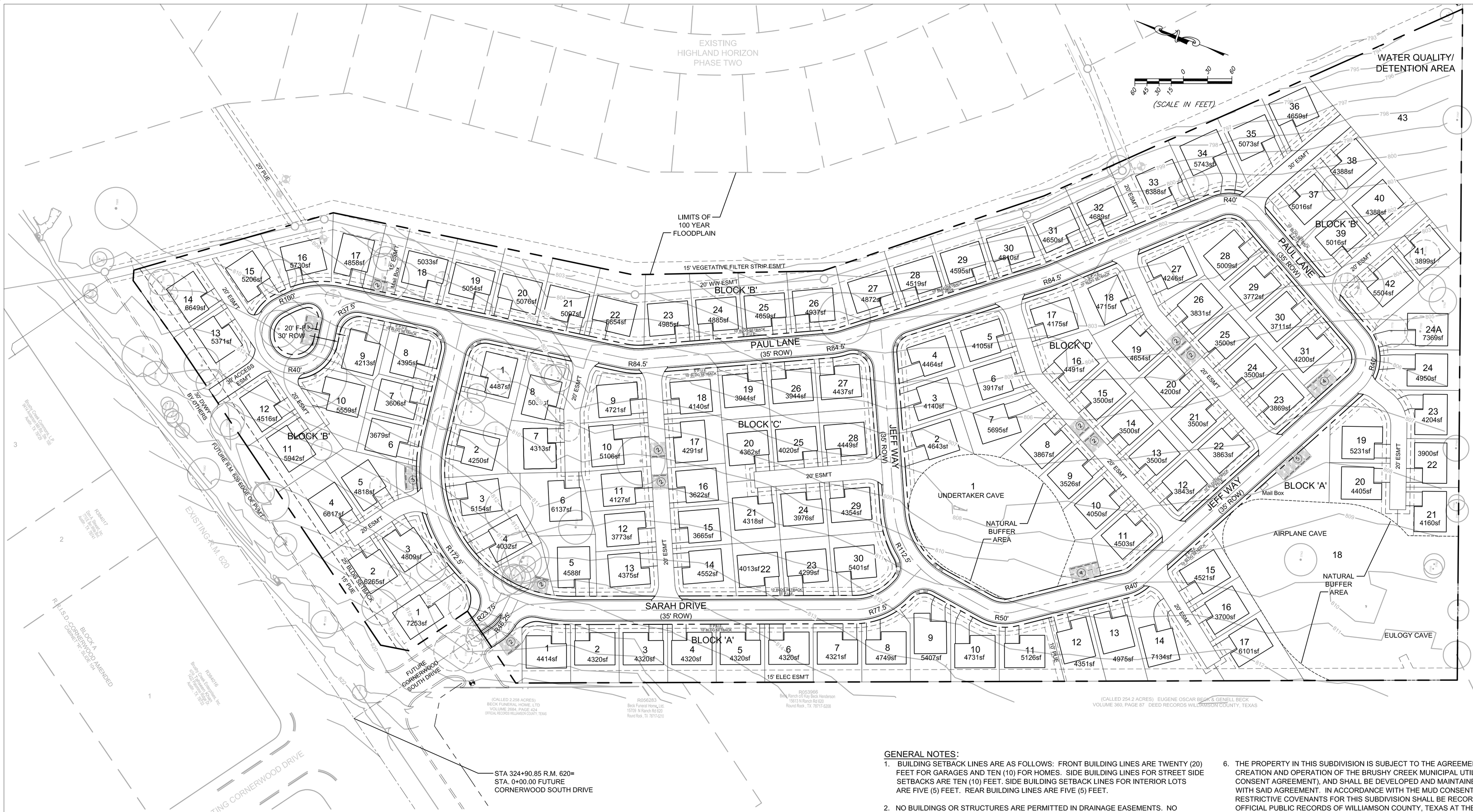

GENERAL NOTES:

1. BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT BUILDING LINES ARE TWENTY (20) FEET FOR GARAGES AND TEN (10) FOR HOMES. SIDE BUILDING LINES FOR STREET SIDE SETBACKS ARE TEN (10) FEET. SIDE BUILDING SETBACK LINES FOR INTERIOR LOTS ARE FIVE (5) FEET. REAR BUILDING LINES ARE FIVE (5) FEET.
2. NO BUILDINGS OR STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS. NO FENCES OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY WILLIAMSON COUNTY.
3. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD ZONE A AS SHOWN ON FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM 48491C0330-C, DATED JANUARY 3, 1997, AS AMENDED MARCH 22, 2010.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
5. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER AND OFF-SITE DRAINAGE IMPROVEMENTS SHALL BE INSPECTED BY THE DISTRICT.
6. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE BRUSHY CREEK MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT), AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT. IN ACCORDANCE WITH THE MUD CONSENT AGREEMENT, RESTRICTIVE COVENANTS FOR THIS SUBDIVISION SHALL BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT THE TIME OF FINAL PLAT.
7. THIS TRACT LIES IN THE LAKE CREEK WATERSHED.
8. THIS TRACT LIES OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
9. ALL STREETS AND DRIVEWAYS SHALL BE PRIVATE AND MAINTAINED BY H.O.A.

PRIVATE STREET SUMMARY

STREET NAME	R.O.W. WIDTH	LENGTH	PAVEMENT WIDTH F-F
CORNERWOOD	35'	60'	2-20'
SARAH DRIVE	35'	909'	26'
JEFF WAY	35'	1018'	26'
PAUL LANE	35'	1691'	26'

SUBMITTED FOR APPROVAL BY:

H. D. Roye, P.E.

STATE OF TEXAS
H.D. ROYE
68506
REGISTERED
PROFESSIONAL ENGINEER

OWNER: HIGHLAND SIX TWENTY RESIDENTIAL, LTD,
211 E. 7th STREET, STE. 700
AUSTIN, TEXAS 78701
PHONE: (512) 474-6491 [ext. 2] FAX:(512) 474-2472

ACREAGE: 20.23 ACRES
SURVEY: JOHN McQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 3 BLOCKS
NUMBER OF LOTS: 130 TOTAL LOTS - 126 SINGLE-FAMILY; 4 OPEN SPACE
LINEAR FEET OF PRIVATE STREET: 3,678 LF LOCAL RESIDENTIAL STREETS
DATE: March 29, 2012

ENGINEER: HD ENGINEERING, INC
6306 HALL STREET
AUSTIN, TEXAS 78757
PHONE: (512) 524-5424
SURVEYOR: BAKER-AICKLEN & ASSOCIATES, INC
507 WEST LIBERTY AVE.
ROUND ROCK, TEXAS 78664
PHONE: (512) 244-9620
FAX: (512) 244-9623

BENCHMARK: BENCHMARK WILL BE SET AT THE TIME OF CONSTRUCTION

HD Engineering
TDPE #10993
6306 Hall Street
Austin, Texas 78757 (512) 524-5424

DESIGNED: HDR
DRAWN: JTC
REVIEWED: HDR
VIEW:
SCALE:
DATE:
XREF FILE(S):

REVISIONS | DATE

CLIENT: HIGHLAND 620 RESIDENTIAL, LTD.

PROJECT: ENCLAVE AT HIGHLAND HORIZON

SHEET TITLE: PRELIMINARY PLAT / SITE PLAN
REPLAT OF LOTS 9 & 10
HIGHLAND HORIZON PHASE II

PROJECT NO.

SHEET NO. 1 OF 1