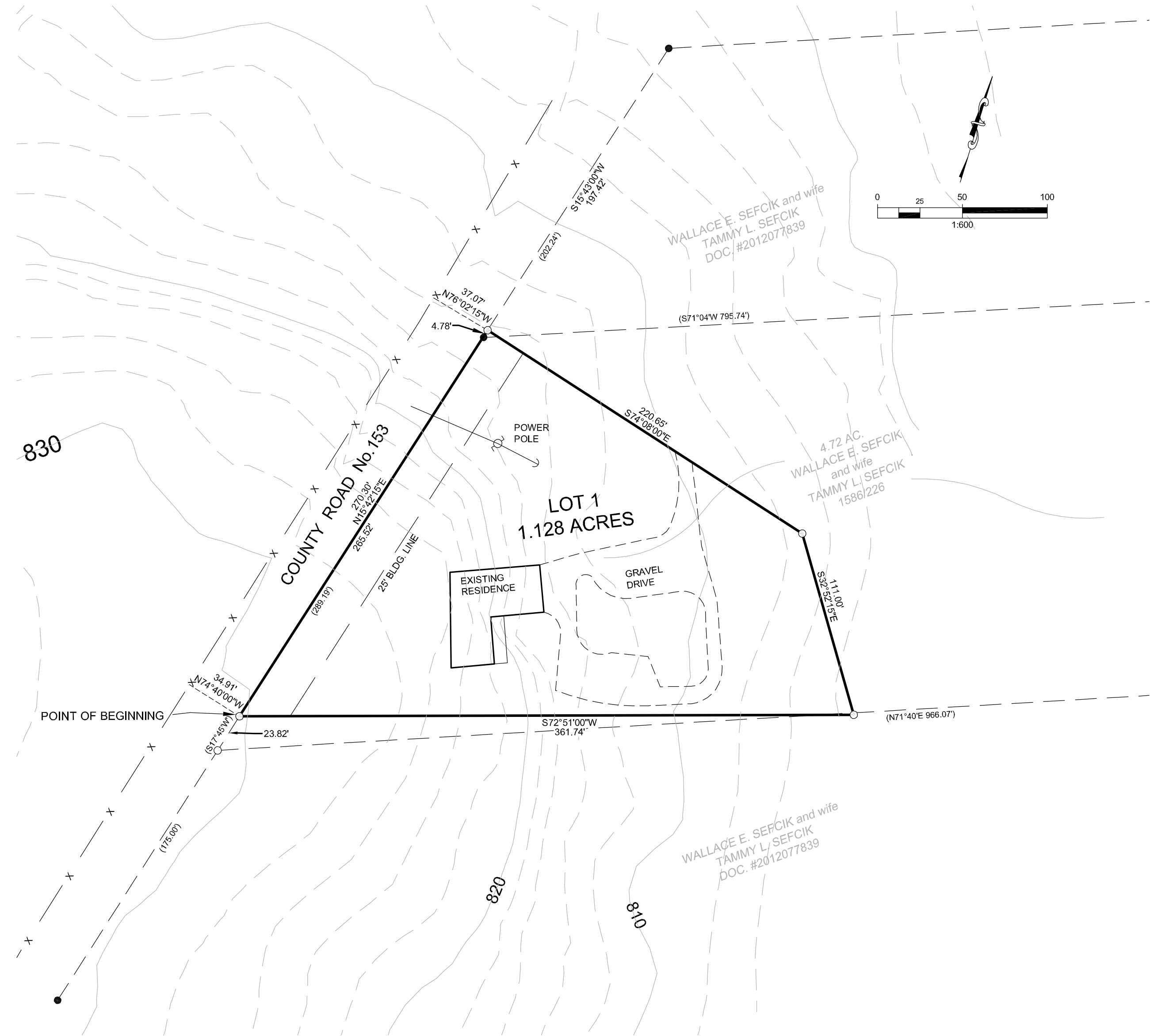
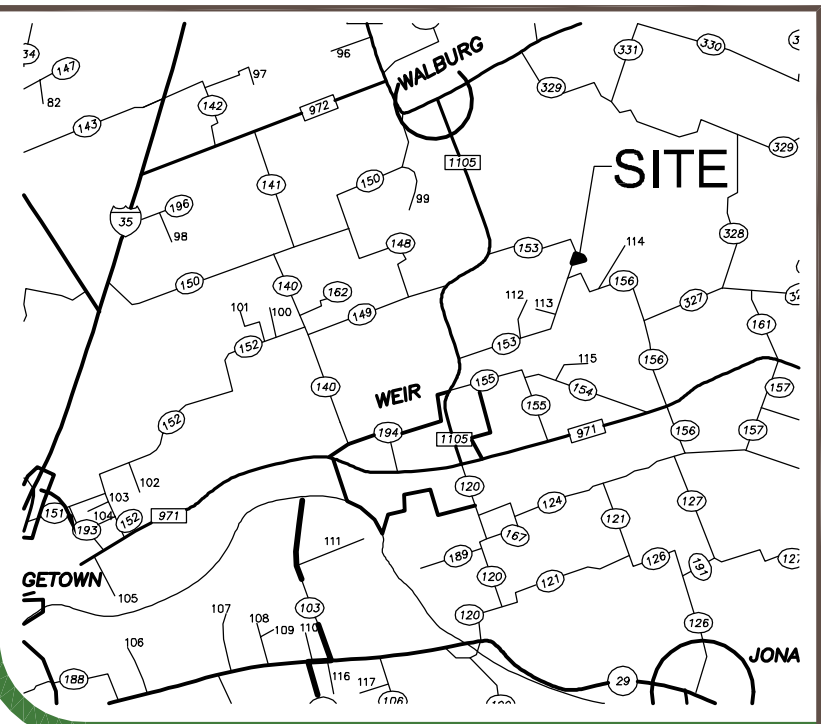


L:\PROJECTS 2006\5613-1 Seftick Tract\DRAWINGS\PLAT\Final Plat.dwg, Plat, 10/18/2012 11:43:26 AM, 1:1

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.



LOCATION MAP - NOT TO SCALE



OWNER:
WALLACE E. SEFCIK and wife
TAMMY L. SEFCIK
2020 CR 153
GEORGETOWN, TEXAS 78626

ENGINEER/SURVEYOR:
STEGER BIZZELL
1978 S. AUSTIN AVE.
GEORGETOWN, TEXAS 78626

LEGEND

- - IRON PIN FOUND
- - IRON PIN SET
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING LINE

GENERAL NOTES

- Total Acreage: 1.128 AC.
- Number of lots: 1
- Number of blocks: 1
- Water, Wastewater and Electric service will be provided by the following:
 - A. Water Service: Jonah WSC.
 - B. Wastewater/Sewage: On-Site sewage facilities (O.S.S.F.). All lot property owners will comply with 50 TAC Chapter 205 Regarding the installation, operation, and maintenance of on-site sewage facilities and required setbacks from potable water supply lines.
 - C. Electric Service: Bartlett Electric Coop.
- In order to promote drainage away from a structure, the slab elevation must be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slop of 1/2" per foot for a distance of at least 10 feet.
- Maintenance of drainage easements shall be the responsibility of the property owner or his assigns.
- No lot in this subdivision is encroached by any special Flood Hazard areas inundated by the 100 Year Flood as Identified by the U.S. Federal Emergency Management Agency boundary maps, (Flood Insurance Rate Map), Community Panel No.48491C0325E, effective date September 26, 2008 for Williamson County, Texas.
- Onsite sewage facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.
- In approving this plat by the Commissioner's Court of Williamson County, Texas, it is understood that the building of all streets, 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 Commissioner's Court of Williamson County, Texas. Said Commissioner's Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing 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 system and streets.
- 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 the plat must install at their own expense all traffic control devices & signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- Driveway for Lot 1 shall be "Dip Type".
- It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, state Aquifer Regulations, and Municipal Watershed ordinances.
- All public roadways and easements as shown on the Plat are free of liens. Required release of liens shall be provided to the Commissioners' Court.

PRELIMINARY PLAT OF
SEFCIK SUBDIVISION
A 1.128 ACRE SUBDIVISION SITUATED IN THE
I & GN RAILROAD COMPANY SURVEY No.162, ABSTRACT No.789
WILLIAMSON COUNTY, TEXAS



ADDRESS		1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626	
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181		WEB	STEGEBIZZELL.COM
SERVICES					
		>>ENGINEERS		>>PLANNERS	
				>>SURVEYORS	