

PRELIMINARY PLAT FOR LSRWA STANDPIPE SITE

NOTES:

- 1) FIELD WORK PERFORMED ON: NOVEMBER 04, 2016
- 2) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
- 3) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 4) BEARINGS AND DISTANCES SHOWN HEREON WITHIN PARENTHESES ARE RECORD CALLS PER DOCUMENT NO. 2007033683, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- 5) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEMA MAP # 48491C0150E, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.
- 6) THERE WAS NO WATER WELL OR ON-SITE SEWAGE-FACILITY FOUND TO EXIST ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED. PLEASE REFER TO THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT FOR ALL ON-SITE SEWAGE-FACILITY REGULATIONS.

LEGEND

P.O.B. POINT OF BEGINNING
⊙ CALCULATED POINT
● FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

BEING A 1.000 ACRE TRACT OF LAND LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54, WILLIAMSON COUNTY, TEXAS, AND BEING THAT CERTAIN 1.000 ACRE TRACT RECORDED IN DOCUMENT NO. 2017049914, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR NORTH CORNER IN THE NORTHEAST BOUNDARY LINE OF A CALLED 12.50 ACRE TRACT, RECORDED IN DOCUMENT NO. 2007033683, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THE SOUTHWEST BOUNDARY LINE OF A CALLED 10.02 ACRE TRACT RECORDED IN DOCUMENT NO. 2008008452, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEARS S 21° 25' 24" E, A DISTANCE OF 756.66' FROM THE NORTH CORNER OF THE CALLED 12.50 ACRE TRACT, THE WEST CORNER OF CORNER OF THE CALLED 10.02 ACRE TRACT, SAID POINT BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 313;

- (1) THENCE, S 21° 25' 24" E, WITH THE NORTHEAST BOUNDARY LINE OF THE CALLED 12.50 ACRE TRACT, THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST BOUNDARY LINE OF THE CALLED 10.02 ACRE TRACT, A DISTANCE OF 208.71' (S 21° 24' 37" E, RECORD) TO A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR EAST CORNER;
- (2) THENCE, DEPARTING THE NORTHEAST BOUNDARY LINE OF THE CALLED 12.50 ACRE TRACT, THE SOUTHWEST BOUNDARY LINE OF THE CALLED 10.02 ACRE TRACT, SEVERING THE CALLED 12.50 ACRE TRACT, WITH THE SOUTHEAST, SOUTHWEST, AND NORTHWEST BOUNDARY LINES OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:
 - a. S 68° 34' 36" W, 208.71' TO A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR SOUTH CORNER;
 - b. N 21° 25' 24" W, 208.71' TO A 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP SET FOR WEST CORNER;
 - c. N 68° 34' 36" E, 208.71' TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21° 25' 24" W	731.54'
L2	S68° 19' 08" W	389.64'
L3	N21° 25' 48" W	25.00'

P.O.B.
EASEMENT

CR 313

0.658 OF ONE ACRE
WATER LINE/ACCESS
EASEMENT
0.658 OF ONE ACRE
WATER LINE/ACCESS EASEMENT
DOC. NO. 2017049915
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

CALLED 12.500 ACRES
DOC. NO. 2007033683
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

0.629 OF ONE ACRE
TEMPORARY
CONSTRUCTION EASEMENT
DOC. NO. 2017049915
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

20' ELECTRIC
UTILITY EASEMENT
VOLUME 2399, PAGE 160
OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

CALLED 10.02 ACRES
DOC. NO. 2008008452
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

CALLED 10.0 ACRES
DOC. NO. 2003020213
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

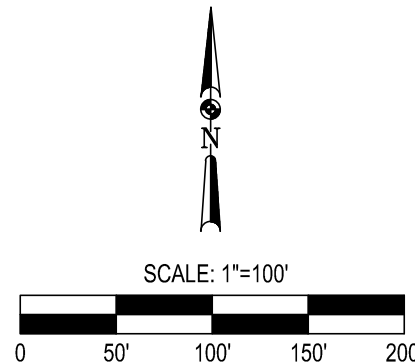
10' PUBLIC
UTILITY
EASEMENT

LOT 1, BLOCK 1
1.000 ACRE
DOC. NO. 2017049914
OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

10' PUBLIC
UTILITY
EASEMENT

APPROXIMATE
SOUTHEAST CORNER OF
THE ISAAC BUNKER SURVEY
ABSTRACT NO. 54

ISAAC BUNKER
SURVEY
ABSTRACT NO. 54



OWNER(S):

LONE STAR REGIONAL WATER AUTHORITY
C/O J. TOM RAY
P.O. BOX 554
JARRELL, TEXAS 76537
(512) 375-2423

SURVEYOR:

MATKIN HOOVER
C/O JEFF BOERNER, R.P.L.S.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
JBOERNER@MATKINHOOVER.COM

AGENT/ENGINEER:

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C/O GARRETT D. KELLER, P.E.
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MATKINHOOVER

ENGINEERING
& SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JUNE 2017
MHES JOB NO. - 2900.00

NOTES:

1. 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, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO.48491C0275E SEPTEMBER 26, 2008 (REVISED 1/11/2010) FOR WILLIAMSON COUNTY, TEXAS. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOOD PLAIN BOUNDARIES IN THIS AREA.
2. ELECTRIC SERVICE PROVIDED BY ONCORE.
3. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
4. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
5. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
6. UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
7. BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID.
8. 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 SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
9. 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 PLATTING AND DEVELOPMENT OF THE PROPERTY. 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 BY THE COUNTY.
10. 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.
11. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
12. NO LOT DEVELOPMENT IS PROPOSED WITH THIS PLAT.
13. LOT 1 BLOCK 1 IS NOT FOR RESIDENTIAL USE.
14. LOT 1 BLOCK 1 SHALL NOT BE FURTHER SUBDIVIDED.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFF BOERNER, R.P.L.S.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE WILLIAMSON COUNTY DEVELOPMENT RULES AND REGULATIONS. NO PART OF THIS TRACT IS LOCATED WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE NOR THE RECHARGE ZONE.

LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER, PE

PRELIMINARY PLAT FOR LSRWA STANDPIPE SITE

BEING A 1.000 ACRE TRACT OF LAND LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, SAID 1.000 ACRE TRACT BEING THAT CERTAIN 1.000 ACRE TRACT RECORDED IN DOCUMENT NO. 2017049914, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A 0.658 OF ONE ACRE WATER LINE EASEMENT LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, SAID 0.434 OF ONE ACRE WATER LINE EASEMENT BEING RECORDED IN DOCUMENT NO. 2017049915, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF WILLIAMSON)
KNOW ALL MEN BY THESE PRESENTS;

I, J. TOM RAY, REPRESENTATIVE OF LONE STAR REGIONAL WATER AUTHORITY, SOLE OWNER OF A 1.000 ACRE TRACT OF LAND LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, SAID 1.000 ACRE TRACT BEING THAT CERTAIN 1.000 ACRE TRACT RECORDED IN DOCUMENT NO. 2017049914, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND A 0.658 OF ONE ACRE WATER LINE EASEMENT LOCATED IN THE ISAAC BUNKER SURVEY, ABSTRACT NO. 54 IN WILLIAMSON COUNTY, TEXAS, SAID 0.434 OF ONE ACRE WATER LINE EASEMENT BEING RECORDED IN DOCUMENT NO. 2017049915, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS HIGHLAND OVERLOOK .

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2017.

C/O: J. TOM RAY
LONE STAR REGIONAL WATER AUTHORITY
P.O. BOX 554
JARRELL, TX 76537

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT.

GIVEN UNDER MY SIGN AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS)
COUNTY OF WILLIAMSON)
KNOW ALL MEN BY THESE PRESENTS:

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

DATED THIS ____ DAY OF _____, 2017.

BY:

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS)
COUNTY OF WILLIAMSON)
KNOW ALL MEN BY THESE PRESENTS:

I, _____, CLERK OF THE COUNTY OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2017, A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____, 2017, AD, AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND DEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: _____ DEPUTY

OWNER(S):
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C/O J. TOM RAY
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