



CALLED 16.666 ACRE TRACT
 OWNER: ANTHONY P. LACOSTE
 10000 N. US HWY 183, FLORENCE, TX 76527
 DOC. NO. 2014015569, O.P.R.W.C.T.

CALLLED 3.558 ACRE TRACT
 OWNER: FLORENCE RAW LAND, LLC
 DOC. NO. 2015086884, O.P.R.W.C.T.

CALLLED 2 ACRE TRACT
 OWNER: NORTH CORNER 236 LP
 DOC. NO. 2015086884, O.P.R.W.C.T.

CALLLED 15.3740 ACRE TRACT
 OWNER: COMBAT SPORTS TEXAS, LLC
 9700 N. US HWY 183, FLORENCE, TX 76527
 DOC. NO. 2016030567, O.P.R.W.C.T.

CALLLED 15.380 ACRE TRACT
 OWNER: CONNIE HOWLAND KANETZKY & LUANN HOWLAND
 9540 N. US HWY 183, FLORENCE, TX 76527
 DOC. NO. 2010011421, O.P.R.W.C.T.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00011188

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0075E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

- 3/8-INCH REBAR FOUND (OR AS NOTED)
- 1/2-INCH REBAR SET WITH CAP STAMPED "LANDESIGN"
- ⊙ 1/2-INCH REBAR FOUND WITH ILLEGIBLE CAP
- △ CALCULATED POINT (NOT SET OR FOUND)
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- CLEANOUT

Line #	Direction	Length
L1	N15° 39' 29"W	200.85'
L2	N27° 51' 23"W	153.20'
L3	N10° 29' 33"W	109.55'
L4	N08° 52' 04"E	117.26'
L5	S81° 07' 56"E	200.00'
L6	S08° 52' 04"W	83.15'
L7	S10° 29' 33"E	44.89'
L8	S27° 51' 23"E	144.03'
L9	S15° 39' 29"E	203.51'
L10	N37° 07' 12"W	30.30'
L11	N69° 08' 26"E	20.00'
L12	N37° 07' 12"W	43.74'



VICINITY MAP (NOT TO SCALE)

OWNER/DEVELOPER: FLAWLESS LEASING, LLC
 9870 N. HIGHWAY 183, SUITE 150
 FLORENCE, TEXAS, 76527
 512-993-8083
 C.SPINKS@FLAWLESSGROUPLLC.COM

SURVEYOR: LANDESIGN SERVICES, INC.
 1220 McNEIL ROAD | SUITE 200
 ROUND ROCK, TEXAS 78681
 T.TABOR@LNDSGN.COM

SUBMITTAL DATE: OCTOBER 11, 2018

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 THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXCUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

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.

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 FLOODPLAIN BOUNDARIES IN THIS AREA.

WATER SERVICE FOR LOT 1 AND LOT 2 IS PROVIDED BY AN ON-SITE WELL.

SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL 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.

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.

LANDESIGN SERVICES, INC.
 1220 McNEIL ROAD, SUITE 200
 ROUND ROCK, TX 78681
 TBL'S FIRM NO. 10001800
 512-238-7901

**PRELIMINARY PLAT
 SETTLEMENT POINT
 SUBDIVISION**

REVISIONS	DATE	DESCRIPTION
	01/15/19	ADJUST LOT 1 - WELL COMMENT
	01/25/19	ADDED ELEC. EASEMENT

PROJECT NAME: 9870 N HWY 183
 JOB NUMBER: 18-035
 DATE: 10/01/2018 | SCALE: 1"=100'
 DRAWING FILE PATH: L:\18033-9870 N HWY 183\CADD\DWGS\9870 N HWY 1836.DWG
 RPLS: TST | TECH: CDS | PARTYCHIEF: JE
 CHECKED BY: TST | FIELDBOOK: 299/52

DRAWING NAME:
 9870 N HWY 183
 SHEET
 01 of 01

DRAWING PATH: L:\18033-9870 N HWY 183\CADD\DWGS\9870 N HWY 1836.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (24.00 X 18.00 INCHES) | LAST SAVED: 2/4/2019 3:11 PM PLOT DATE: 2/5/2019 10:38 AM