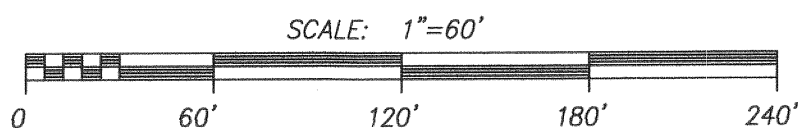


PRELIMINARY PLAN ONLY--NOT FOR RECORDATION
CR 198 - MANVILLE WATER TANK SITE
WILLIAMSON COUNTY, TEXAS

LEGEND:
● = FOUND 1/2" IRON ROD WITH "RJ SURVEYING" CAP
(UNLESS NOTED OTHERWISE)
○ = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
△ = CALCULATED POINT
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
ROW = RIGHT-OF-WAY
— = APPROXIMATE ETJ LINE
⊕ = BENCHMARK
BL = BUILDING LINE

BEARING BASIS IS THE TEXAS COORDINATE
SYSTEM OF 1983, CENTRAL ZONE (4203)



OWNER:

ROBERT M. TIEMANN
4421 ROWE LANE
PFLUGERVILLE, TX 78660
TRAVIS COUNTY

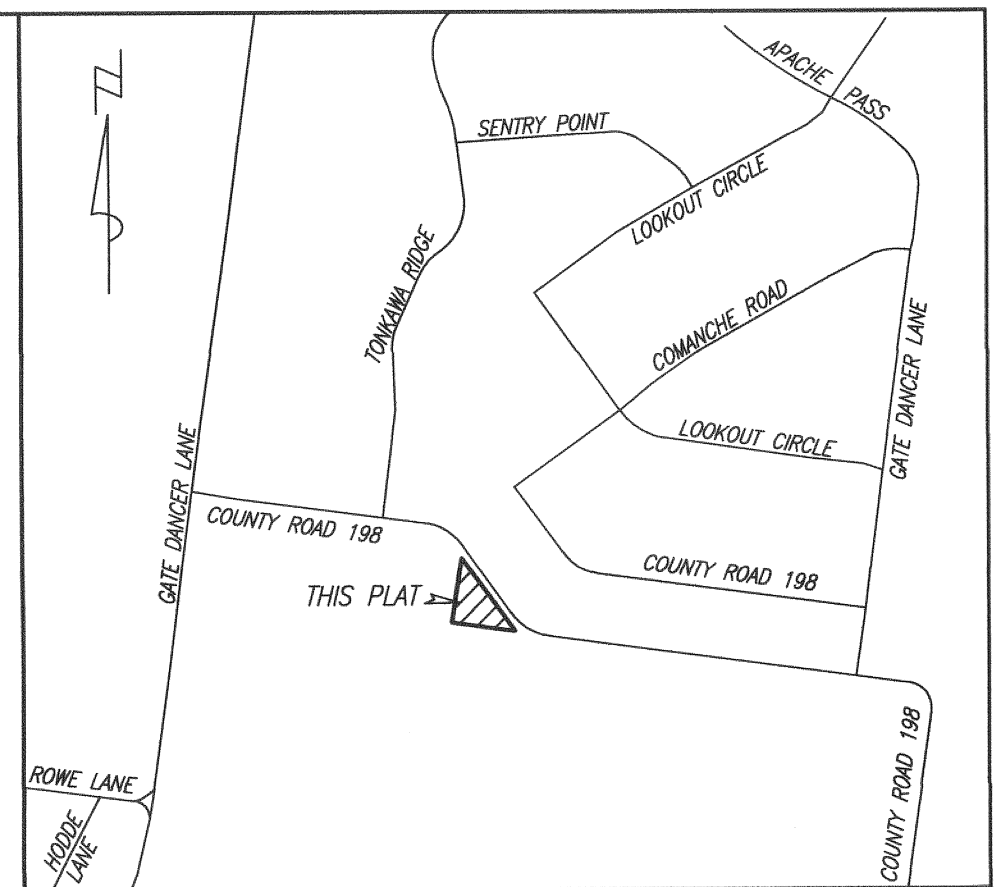
BENCHMARKS:

BENCHMARK NO. 1:
TRIANGLE CUT ON THE TOP OF CURB AT
THE SOUTHEAST CORNER OF THE
INTERSECTION OF SHELLDUCK DRIVE AND
SPEIDEL DRIVE.
N: 10145903.99
E: 3174082.67
ELEV: 636.53' (NAVD '88)

BENCHMARK NO. 2:
TRIANGLE CUT ON THE TOP OF CURB AT
THE SOUTHWEST CORNER OF THE
INTERSECTION OF CRESTED CARACARA
LANE AND SPEIDEL DRIVE.
N: 10146280.23
E: 3173368.83
ELEV: 635.73' (NAVD '88)

PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
2. A TEN-FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
3. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY WILLIAMSON COUNTY AND THE CITY OF PFLUGERVILLE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
7. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY WILLIAMSON COUNTY AND THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
8. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
9. THIS SUBDIVISION IS ONLY FOR THE CONSTRUCTION OF UTILITY INFRASTRUCTURE FOR MANVILLE WATER SUPPLY AND NO SINGLE-FAMILY DEVELOPMENT WILL BE PERMITTED.
10. THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS LISTED IN INSTRUMENT RECORDED IN DOCUMENT NO. 2009018880 OPRWC.
11. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL 48491C0675E FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
12. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.



LOCATION MAP
SCALE: 1" = 1000'

LEGAL DESCRIPTION

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194; BEING PART OF A 3.50 ACRE (TRACT 2) OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2003114459 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), TEXAS AND PART OF A 0.61 ACRE TRACT OF LAND CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NUMBER 2003114458, OPRWC; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" IRON ROD FOUND WITH CAP MARKED "RJS" SET MONUMENTING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 3.50 ACRE (TRACT 2) AND THE NORTHWEST CORNER OF A 200.24 ACRE (TRACT 1) CONVEYED TO ROBERT M. TIEMANN BY DEED RECORDED IN DOCUMENT NO. 2003114159, OPRWC;

THENCE WITH THE NORTH LINE OF SAID 200.24 ACRE (TRACT 1), S82°24'02"E A DISTANCE OF 195.45 FEET TO A 1/2" IRON ROD SET, FOR THE POINT OF BEGINNING OF THIS TRACT;

THENCE ACROSS SAID 3.50 ACRE TRACT, THE FOLLOWING TWO COURSES:

1. N09°01'31"E A DISTANCE OF 347.39 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHWEST CORNER OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194 BEARS APPROXIMATELY N04°58'29"W A DISTANCE OF 6306 FEET;
2. N54°55'08"E A DISTANCE OF 46.22 FEET TO A CALCULATED POINT ON THE NORTHEAST LINE OF SAID 3.50 ACRE TRACT;

THENCE ALONG SAID NORTHEAST LINE, THE FOLLOWING THREE COURSES:

1. S35°04'52"E A DISTANCE OF 203.42 FEET TO A CALCULATED POINT;
2. S35°06'34"E A DISTANCE OF 180.39 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 83.06 FEET, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°51'50", AND A CHORD BEARING S43°02'29"E, 82.80 FEET TO A CALCULATED POINT;

THENCE ACROSS SAID 0.61 ACRE TRACT, S39°01'36"W A DISTANCE OF 51.57 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID 200.24 ACRE TRACT;

THENCE ALONG SAID NORTH LINE, N82°24'02"W A DISTANCE OF 340.00 FEET TO THE SAID POINT OF BEGINNING.

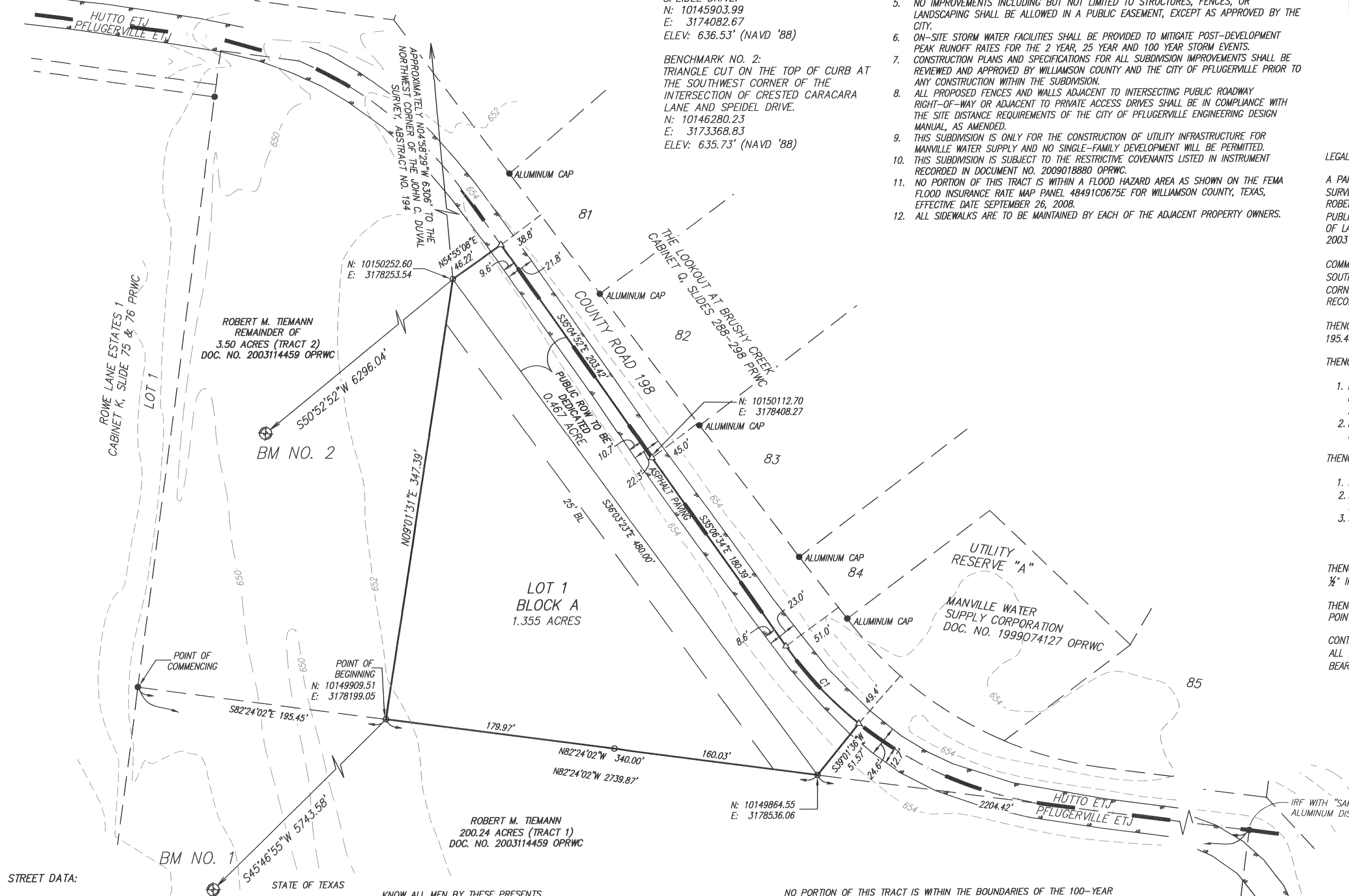
CONTAINING 1.822 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	83.06'	300.00'	015°51'50"	S43°02'29"E	82.80'

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO	DATE	DESCRIPTION OF REVISION	APPROVAL
DATE: MAY 20, 2019		SUBMITTAL DATE: MAY 20, 2019	
RANDALL JONES & ASSOCIATES ENGINEERING, INC.			
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664			
(512) 836-4793 FAX: (512) 836-4817			
F-9784			
RJ SURVEYING & ASSOCIATES, INC.			
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664			
(512) 836-4793 FAX: (512) 836-4817			

F-10015400



STREET DATA:

COUNTY ROAD 198
RIGHT-OF-WAY: VARIABLE WIDTH
LENGTH: 467'

SITE DATA:

LOT 1, BLOCK A: 1.355 ACRES
ROW TO BE DEDICATED: 0.467 ACRE
AREA OF THIS PLAT: 1.822 ACRES

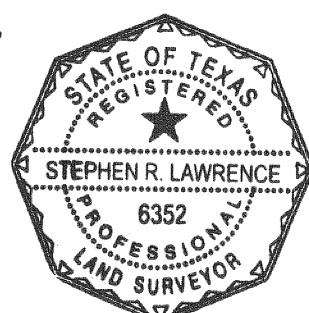
LOTS: 1
BLOCKS: 1

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

Stephen R. Lawrence 7/26/2019
STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0675E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

Keith Collins 7/26/19
J. KEITH COLLINS, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS

