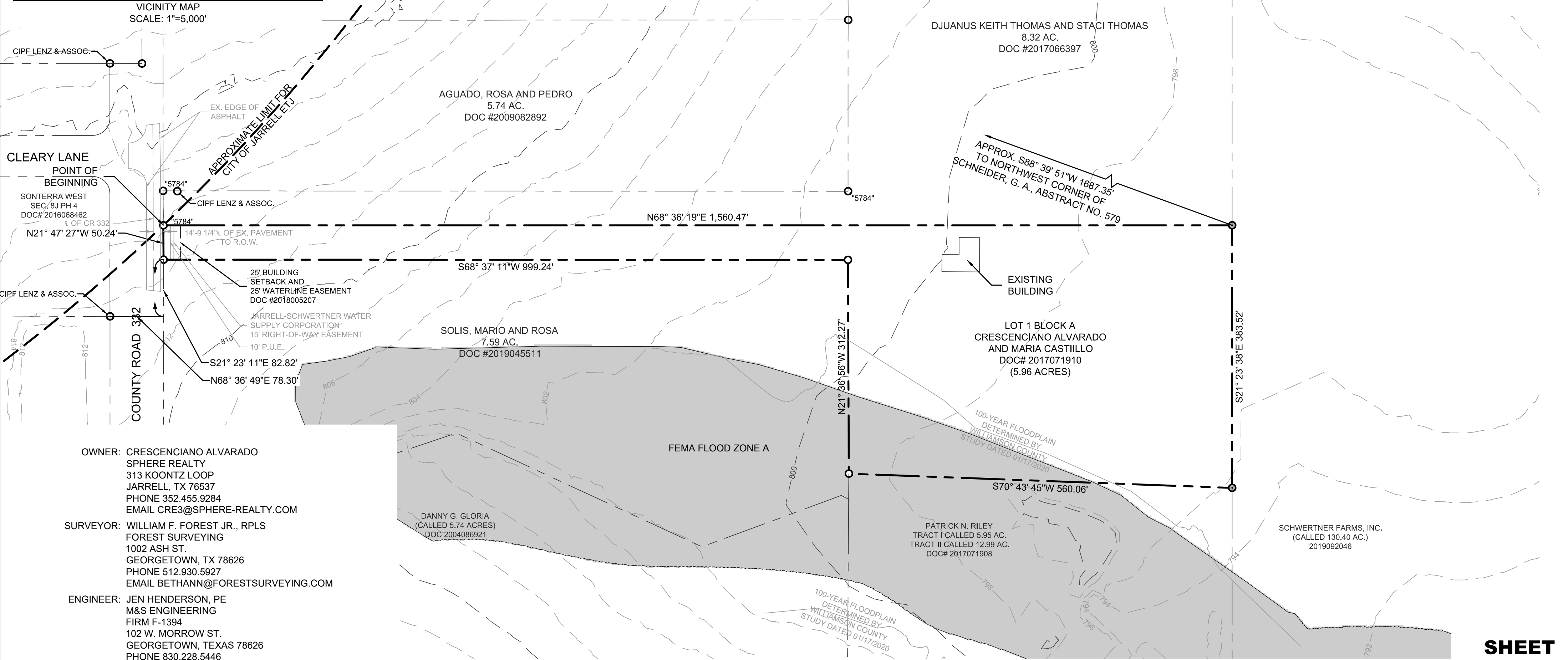
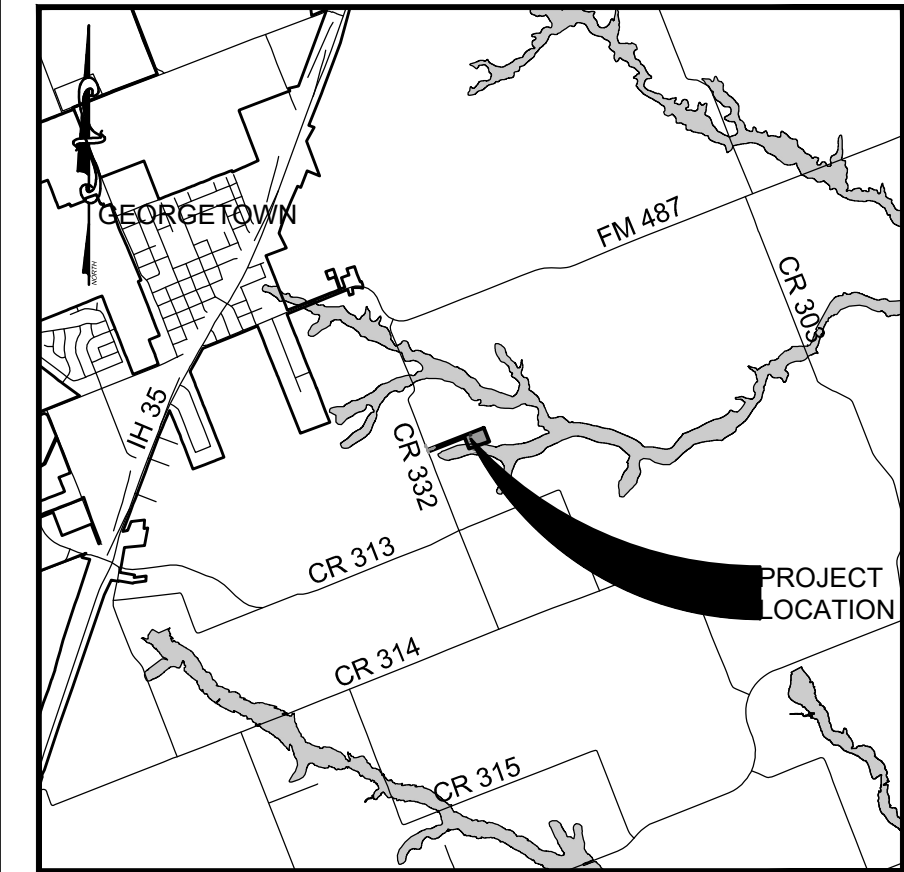
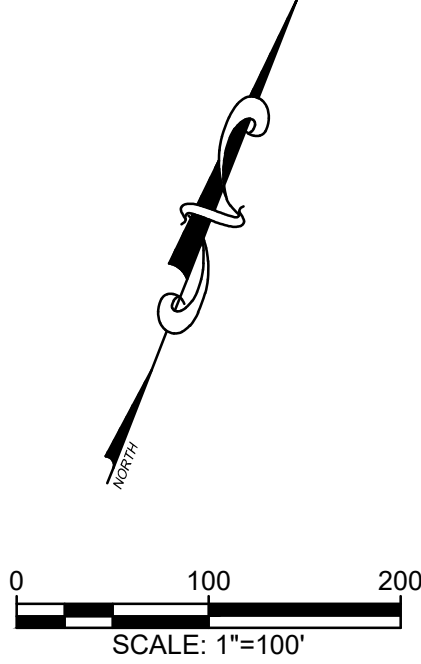


PRELIMINARY PLAT OF
ALVARADO SUBDIVISION

LEGEND

- IRON ROD SET, CAPPED "1847"
- IRON ROD FOUND
- CIPF CAPPED IRON PIN FOUND



OWNER: CRESCENCIANO ALVARADO
SPHERE REALTY
313 KOONTZ LOOP
JARRELL, TX 76537
PHONE 352.455.9284
EMAIL CRE3@SPHERE-REALTY.COM

SURVEYOR: WILLIAM F. FOREST JR., RPLS
FOREST SURVEYING
1002 ASH ST.
GEORGETOWN, TX 78626
PHONE 512.930.5927
EMAIL BETHANN@FORESTSURVEYING.COM

ENGINEER: JEN HENDERSON, PE
M&S ENGINEERING
FIRM F-1394
102 W. MORROW ST.
GEORGETOWN, TEXAS 78626
PHONE 830.228.5446
EMAIL JHENDERSON@MSENGR.COM

SUBMITTAL DATE: 11/13/19

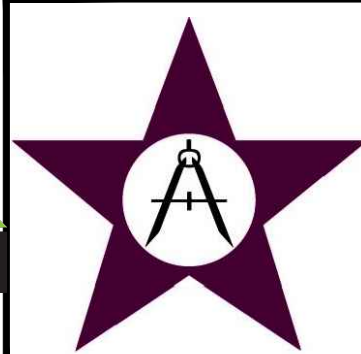
REVISION DATE: 01/16/20

ORIGINAL SURVEY: SCHNEIDER, G. A., ABSTRACT NO. 579

FEMA FLOODPLAIN: THE 100 YEAR FEMA FLOOD ZONE A ENCROACHES AS
SHOWN ON FIRM PANEL 48491C0150F, DATED
DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

SHEET
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PRELIMINARY PLAT OF
ALVARADO SUBDIVISION

PERIMETER FIELD NOTES:

BEING 5.956 ACRES OF LAND, SITUATED IN THE G. A. SCHNEIDER SURVEY, ABSTRACT NO. 579, IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT OF LAND THAT WAS CALLED 5.95 ACRES, AS DESCRIBED IN A DEED FROM PATRICK N. RILEY, ET. UX., TO CRESCENCIANO ALVARADO AND MARIA A. CASTILLO, AS DESCRIBED IN DOCUMENT NO. 2017071910, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THIS TRACT WAS SURVEYED ON THE GROUND IN OCTOBER OF 2019 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" CAPPED IRON PIN (STEEL PIN), MARKED "5784", THAT WAS FOUND AT THE NORTHWEST CORNER OF SAID 5.95 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF. THIS CORNER EXISTS AT THE SOUTHWEST CORNER OF THE TRACT CALLED 8.23 AC. AS DESCRIBED IN THE DEED TO DJUANUS KEITH THOMAS AND STACI THOMAS (DOC. 2017066397). AN IRON PIN THAT WAS FOUND AT THE LOWER NORTHWEST CORNER OF THE SAID 8.23 ACRES STANDS N 21°47'04" W 50.25 FEET. A ½ INCH IRON PIN WHICH WAS FOUND STANDS N 21°27'08" W, 549.97 FEET FROM THIS CORNER. APPROX. S88° 39' 51"W 1687.35' ± TO NORTHWEST CORNER OF SCHNEIDER, G. A., ABSTRACT NO. 579

THENCE, WITH THE COMMON BOUNDARY OF CRESCENCIANO ALVARADO AND D.K. THOMAS, N 68°36'19" E, 1560.47 FEET, TO A 1/2" CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", AT THE COMMON CORNER OF ALVARADO AND THOMAS, IN THE WEST BOUNDARY OF THE PROPERTY THAT WAS CONVEYED TO SCHWERTNER FARMS, INC. (CALLED 113.40 AC. VOL. 1771, PG. 253),

THENCE, WITH A BOUNDARY THAT REMAINS WESTERLY FROM AN EXISTING FENCE, WITH THE COMMON BOUNDARY OF CRESCENCIANO ALVARADO AND SCHWERTNER FARMS, INC., S 21°23'38" E, 383.52 FEET, TO A 1/2" CAPPED IRON PIN SET, MARKED "FOREST RPLS 1847", FOR THE SOUTHEAST CORNER OF THIS PROPERTY AND FOR THE NORTHEAST CORNER OF THE PROPERTY OF PATRICK N. RILEY (TRACT II CALLED 12.99 AC. AS DESCRIBED IN DOC. 2015090691).

THENCE, WITH THE COMMON BOUNDARY OF ALVARADO AND RILEY, S 70°43'45" W, 560.06 FEET, TO A POST THAT WAS FOUND HAVING A NAIL AT ITS BASE (IN THE EAST BOUNDARY OF THE PROPERTY THAT WAS CONVEYED BY WM. G. FISCHER, ET. UX. TO MARIO AND ROSA SOLIS, CALLED 7.59 AC. DOC. 2019045511),

THENCE, WITH THE COMMON BOUNDARY OF ALVARADO AND SOLIS, N 21°36'56" W, 312.27 FEET, TO A FENCE CORNER POST HAVING A NAIL AT ITS BASE,

THENCE, WITH THE COMMON BOUNDARY OF ALVARADO AND SOLIS, S 68°37'11" W, 999.24 FEET, TO A 1/2" IRON PIN FOUND IN THE EAST LINE OF COUNTY ROAD 332,

THENCE, WITH THE EAST LINE OF COUNTY ROAD 332 AND THE WEST BOUNDARY ALVARADO, N 21°47'27" W, 50.24 FEET, TO THE POINT OF BEGINNING.

NOTES:

- 1. THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS.
- 2. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- 3. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF 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. WATER SERVICE WILL BE PROVIDED BY JSWSC. WASTEWATER SERVICE WILL BE PROVIDED BY OSSF.
- 5. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 6. LOT 1 IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0150F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 7. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A LOT 1 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- 8. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOT 1 SHOWN ON THIS PLAT ARE DETERMINED BY M&S ENGINEERING, LLC, BY ADDING AT LEAST ONE FOOT OR MORE TO THE BASE FLOOD ELEVATION (BFE) DETERMINED BY WILLIAMSON COUNTY STUDY, DATED 1/17/2020.
- 9. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

NOTES (CONT'D):

- 10. A 10-FOOT WIDE UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES.
- 11. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 12. AN ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT MAY APPLY TO THIS PROPERTY, BUT COULD NOT BE GRAPHICALLY SHOWN BASED ON THE DESCRIPTION LOCATED IN VOLUME 235, PAGE 70.
- 13. AN ELECTRIC UTILITY EASEMENT MAY APPLY TO THIS PROPERTY, BUT COULD NOT BE GRAPHICALLY SHOWN BASED ON THE DESCRIPTION LOCATED IN DOC #2006062180.

SHEET
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