

SCALE: 1 "=100"

NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLAN COORDINATE SYSTEM (NAD83) TEXAS CENTRAL ZONE (4203) GEOID: 12A DATUM: NAV88. CONVERGENCE: 1°15'23.66"



1/2" IRON PIN FOUND (STEEL PIN) CAPPED IRON PIN SET MARKED "FOREST #" COTTON GIN SPINDLE FOUND

LEGEND

PROPERTY BOUNDARY — — BUILDING LINE

B.L. BUILDING LINE P.O.B. POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 69°05′01" E	25.75′
L2	S 07°01′45" E	112.25′
L3	S 03°11′06" W	119.92'
L4	S 03°11′06" W	167.50′
L5	S 73°18′27" W	26.58′
L6	N 03°11′06" E	167.22′
L7	N 45°09′38" W	99.61′
L8	N 37°46′00" W	108.76′
L9	N 72°44′19" E	26.68′
L10	N 03°11′06" E	127.01′
L11	N 07°01′45" W	103.84

## **NOTES**

VICINITY MAP

1" = 4000

INDIAN -RIDGE ROAD

SITE -

- 1. THE PROPOSED PLAT IS DIVIDING THE 6.40 ACRE LOT INTO 2.01 ACRE AND 4.16 ACRE LOTS AND DEDICATING 0.23 ACRES AS PUBLIC RIGHT OF WAY AS SHOWN. ALL ITEMS SHOWN ON THE MAP ARE EXISTING. NO DEVELOPMENT IS PROPOSED AS PART OF THE PLATTING PROCESS.
- 2. THE SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- THE OWNER UNDERSTANDS THAT 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.
- 4. OSSF PERMITS #1998-4554 AND #11799 ARE INCLUDED WITH THIS APPLICATION. BOTH PERMITS ARE CURRENTLY IN EFFECT AND ARE CONSIDERED SATISFACTORY TO SERVE THE EXISTING HABITABLE STRUCTURES BASED ON THEIR APPROVAL.
- 5. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 6. WATER SERVICE FOR THIS SUBDIVISION IS CURRENTLY AND WILL CONTINUE TO BE PROVIDED BY GEORGETOWN UTILITY SERVICE.
- 7. SEWER SERVICE FOR THIS SUBDIVISION IS CURRENTLY AND WILL CONTINUE TO BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 8. NEITHER PARCEL IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48491C0250E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- 9. WELLS SHALL NOT PROVIDE POTABLE WATER TO THESE LOTS.
- 10. NO DRAINAGE WAYS OR WATER CROSSINGS EXIST ON EITHER PROPOSED LOT. NO DRAINAGE EASEMENTS EXIST ON EITHER PROPOSED LOT.
- 12. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS,
  SUCCESSORS AND ASSIGNS ASSUME THE RESPONSIBILITY
  FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION
  IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE
  CODES, RULES AND REGULATIONS AND REQUIREMENTS OF
  WILLIAMSON COUNTY, TEXAS WHICH ARE IN EFFECT AND
  APPLICABLE AT THE TIME IMPROVEMENTS ARE DESIGNED
  AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES
  THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED
  AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT
  THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND
  REQUIREMENTS.
- 13. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 14. ALL PUBLIC DEDICATION SHALL BE ACCOMPLISHED FREE OF LIENS. RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONER'S COURT.
- 15. 0.097 ACRES & 0.133 ACRES WILL BE DEDICATED AS PUBLIC RIGHT OF WAY.
- 16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 17. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 18. THE PROPOSED SUBDIVISION IS EXEMPT FROM STORMWATER DETENTION IN ACCORDANCE WITH SECTION B. 11.1.3 OF THE 2019 WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- 19. 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.

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.

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 THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

## PRELIMINARY PLAT OF CORELY ESTATES

STANDARD SURVEY NOTE:
THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN
ABSTRACTED TITLE. A CURRENT TITLE COMMITMENT HAS NOT BEEN
PROVIDED TO IDENTIFY ADDITIONAL RECORD EASEMENTS WHICH MAY BE
APPLICABLE. RESTRICTIVE COVENANTS AND OTHER MATTERS HAVE NOT
BEEN RESEARCHED AS PART OF THIS SURVEY. SEE APPLICABLE
RESTRICTIVE COVENANTS AND LOCAL CODES FOR APPLICABLE DEVELOPMENT
LIMITATIONS. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN
OPINION REGARDING OWNERSHIP OR TITLE. THIS SURVEY HAS NOT
PROVIDED FOR SUBDIVISION APPROVAL OF ANY LOCAL JURISDICTION.

LEGAL DESCRIPTION:
6.04 ACRES OUT OF THE O.J. SCOTT SURVEY. ABSTRACT NO. 749. WILLIAMSON COUNTY. TX

FIELD NOTE DESCRIPTION:
PLAT OF CORLEY ESTATES
O.J. SCOTT SURVEY, A-749, WILLIAMSON COUNTY, TX

BEING 6.40 acres of land, situated in the 0.J. Scott Survey, Abstract No. 749, in Williamson County, Texas; the same property that was conveyed by Bonnie Sue Corley to New Roads Capital, LLC (Tract 1 called 3.20 ac. and Tract 2 called 3.20 ac.) as described in the deed that is filed in Doc. 2019091041, of the Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in November 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 metas and bounds as follows:

BEGINNING, at a 1/2" capped iron pin (steel pin) that was found at the Northwest fence corner of said Tract 2 that was called 3.20 ac., and at the Northwest corner of the 15.184 ac. tract that was conveyed to 0.F. Corley Jr. as described in Vol. 573, Pg. 460 (Contract of Sale and Purchase from the Texas Veterans Land Board). This corner exists in the East boundary of the property that was conveyed to Raymond J. and Candice K. Estock (called 10.39 ac. Doc. 2001037663), and at the Southwest corner of Tract 2 (called 3 acres) of the Wilbur Hurt Subdivision (Cabinet G, Slide 356). From this corner an iron pin that was found stands N 20°51′53" W 74.05 feet and the Northwest corner of the said 0.J. Scott Survey stands N 82°48′23" W 1564 feet, more or less, according to record information.

THENCE along or near the general line of an existing fence, with the North boundary of the property of New Road Capital LLC and the South boundary of the said Wilbur Hurt Subdivision; N 69°05'01" E at 350.59 feet passing a 1/2 inch capped iron pin set in the fence line, marked "FOREST RPLS 1847"; continuing along a line that is partially fenced, in all 867.15 feet to a 1/2 inch capped iron pin found in the existing gravel roadway, at the Northeast corner of said Tract 2, for the Northeast corner of this subdivision. From this corner an iron pin found stands N 07°02'44" W 58.51 feet.

THENCE with the center of an existing easement roadway (gravel community use roadway of long-term duration that is known as Indian Ridge Road), finding 1/2 inch iron pins as follows; (L2) S 07°01′45″ E 112.25 feet; S 03°11′06″ W 287.42 feet to a 1/2 inch iron pin that was found at the Southeast corner of said Tract 1 of New Capital, LLC, for the Southeast corner of this subdivision. This corner exists at the Northeast corner of the property that is described in a deed to Osa Franklin Corley III (Tract 2 called 3.13 ac. Vol. 2585, Pg. 130, Deed Records.

THENCE with the North line of Osa Corley and the South boundary of the property of New Road Capital LLC, S 73°18'27" W 724.91 feet to a 1/2 inch capped iron pin that was found at the Southwest fence corner of said Tract 1 of New Road Capital, in the East line of the said Raymond Estock property called 10.39 acres.

THENCE along or near the general line of the existing fence, with the East boundary of Estock and the West boundary of New Road Capital; N 20°53′ 57″ W, at 177.32 feet passing an iron pin that was found at the common West corner of the two tracts of New Road Capital, continuing in all 317.95 feet to the POINT OF BEGINNING.

OWNER:
NEW ROADS CAPITAL, LLC
978 INDIAN RIDGE
LIBERTY HILL, TX 78642
SEAN@NEWROADSCAPITAL.COM
512.578.6332

SURVEYOR'S CERTIFICATE:

I, WILLIAM F. FOREST, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ( THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

WILLIAM F. FOREST, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847
FOREST SURVEYING & MAPPING COMPANY
FIRM NO. 1000200
1002 ASH ST. GEORGETOWN, TX 78626 512.930.5927

PROFESSIONAL ENGINEER'S CERTIFICATE:

I, CHAD M. CORMACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLATE COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491CO245F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

CHAD M. CORMACK
REGISTERED PROFESSIONAL ENGINEERING NO. 114227
EDGE ENGINEERING, PLLC
FIRM NO. 20690
4404 E HOVE LOOP
AUSTIN, TX 78749
512-350-1387

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERSTONE, PE, DR, CFM COUNTY ENGINEER

**PRELIMINARY** PLAT OF **CORELY ESTATES** 





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SUBMITTAL DATE: JANUARY 3, 2020