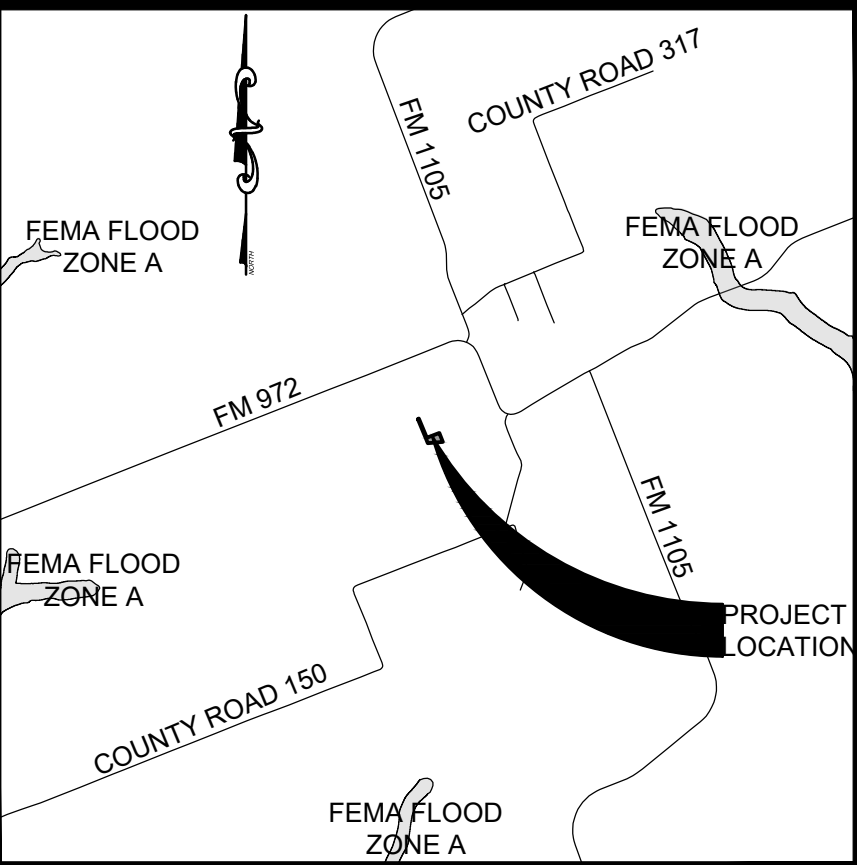
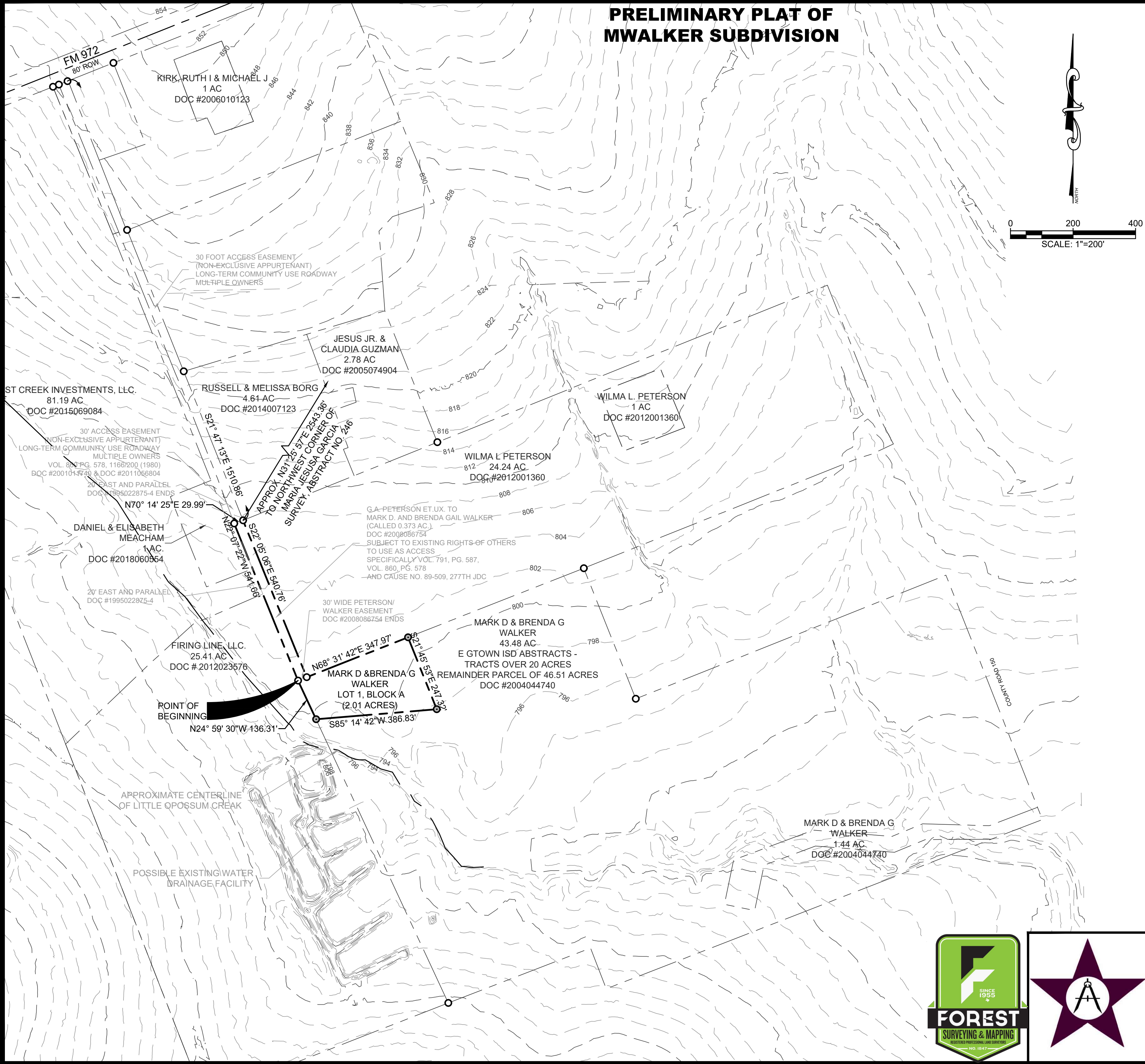


PRELIMINARY PLAT OF
MWALKER SUBDIVISION



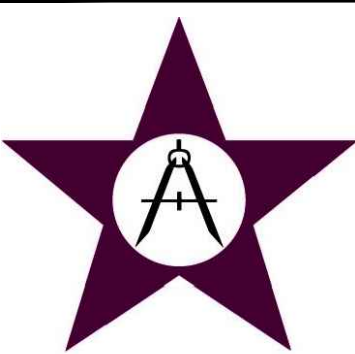
LEGEND

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

NOTES:

- THIS SHEET INCLUDES THE PARENT TRACT AS REQUIRED BY WCSR4.3.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

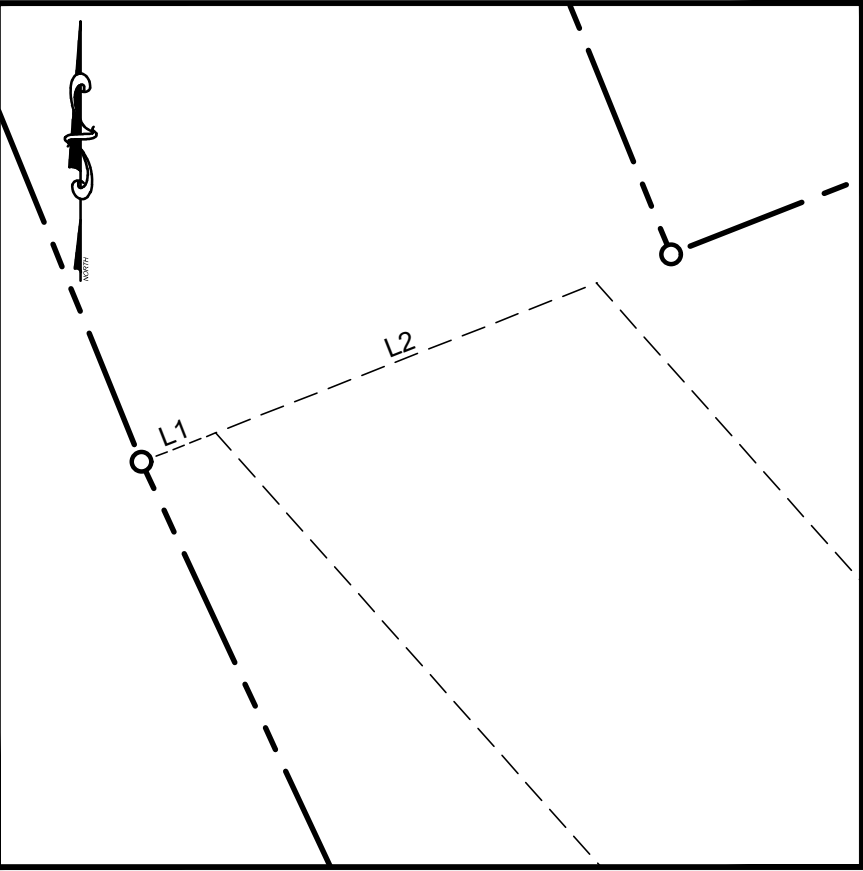
SHEET
01 OF 02



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TEXAS PROFESSIONAL ENGINEERING FIRM # F-1394
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Date: Feb 19, 2020, 3:12pm User ID: jsomera
File: T:\Active Projects\2019\01 Georgetown General Civil\0119MWALK.001 - Walker 2 Acre.dwg\Sheets\Prelim Plat\0119MWALK.001-PLAT.dwg



PROPERTY PIN INSET
SCALE: 1"=10'

LEGEND

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

EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	4.15'	N68° 31' 42"E
L2	21.30'	N68° 31' 42"E
L3	23.88'	S41° 35' 03"E
L4	297.54'	S71° 46' 48"E
L5	51.26'	S85° 15' 22"W
L6	255.74'	N71° 46' 48"W
L7	36.60'	N41° 35' 03"W
L8	121.35'	N85° 13' 34"E

OWNER: MARK WALKER
4651 CR 150
GEORGETOWN, TX 78626
PHONE (512)818-7236
EMAIL MARK2303@GMAIL.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: 12/06/19

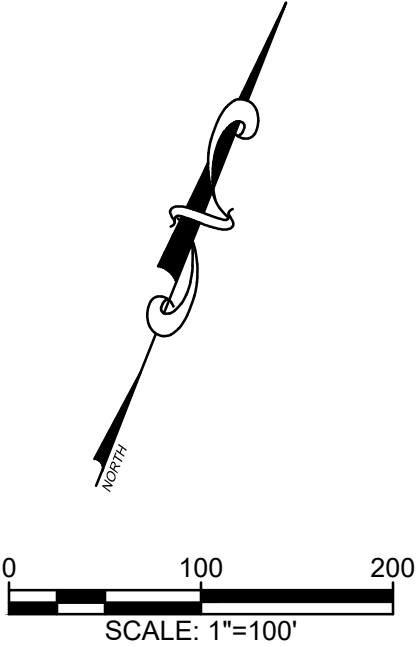
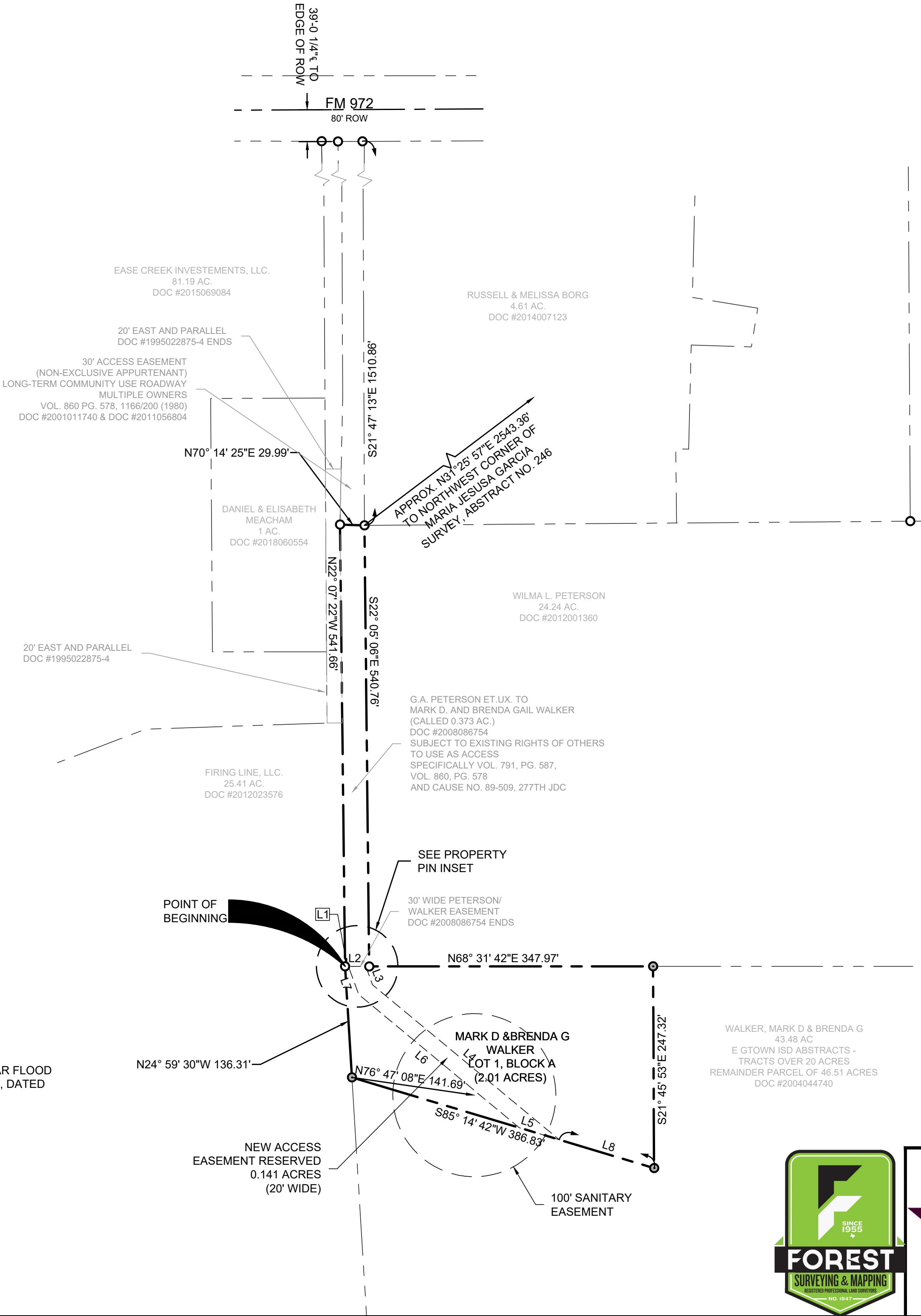
REVISION DATE: 01/21/19

ORIGINAL SURVEY: MARIA JESUSA GARCIA
ABSTRACT NO. 246

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48453C0325E, DATED
SEPTEMBER 26, 2008

NEW STREETS: NO NEW STREETS ARE PLANNED

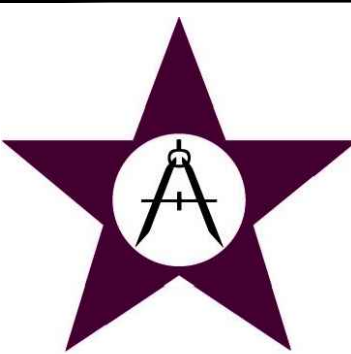
PRELIMINARY PLAT OF
MWALKER SUBDIVISION



NOTES:

- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.

SHEET
02 OF 02



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