

VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE: NOVEMBER, 2019

ADDRESS: 300 SAN GABRIEL OAKS, LIBERTY HILL, TEXAS

PLANNING COMMISSION REVIEW DATE: _____, 2019

OWNER: CARLOS ROMAN
303 CREEKSIDE COVE
CEDAR PARK, TEXAS 78613
PHONE: (512) 468-5185
EMAIL: matt.trammell@yahoo.com

LIEN HOLDER: PRODIGY, INC.
1220 FALL CREEK LOOP
CEDAR PARK, TEXAS 78613

SURVEYOR: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
EMAIL: pyglesias@haynieconsulting.com

ENGINEER: HAYNIE CONSULTING, INC.
1010 PROVIDENT LANE
ROUND ROCK, TEXAS 78664
PHONE: 512-837-2446
EMAIL: thayne@haynieconsulting.com

SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417
TOTAL ACRES: 17.47 ACRES
NUMBER OF LOTS: 9 LOTS
NUMBER OF BLOCKS: 1
AREA OF SMALLEST LOT: 1.012 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENTIAL.

NOTES:

- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN WESTERN DISTRICT FOR LOTS 7 AND 9 ONLY. ALL OTHER LOTS SHALL HAVE PRIVATE ON-SITE WATER WELLS. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES. ELECTRICITY PROVIDER: PEDERNALES ELECTRIC COOP
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48491C0275E EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH VOLUME 675, PAGE 644, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
- STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVER EXCEEDS 20%.
- ALL DWELLINGS PLACED ON THESE SUBDIVISION LOTS MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
- ALL ONSITE SANITARY SEWER FACILITIES SHALL BE PLACED GREATER THAN 100 FEET FROM ANY EXISTING PRIVATE WATER WELL PER COUNTY AND TCEQ REGULATIONS.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH AND RECORDED IN VOLUME 675, PAGE 644 AND IN VOLUME 714, PAGE 309 IN THE DEED RECORDS OF WILLIAMSON COUNTY.

SURVEY NOTES:

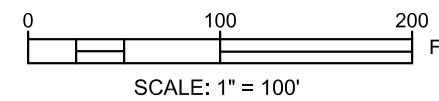
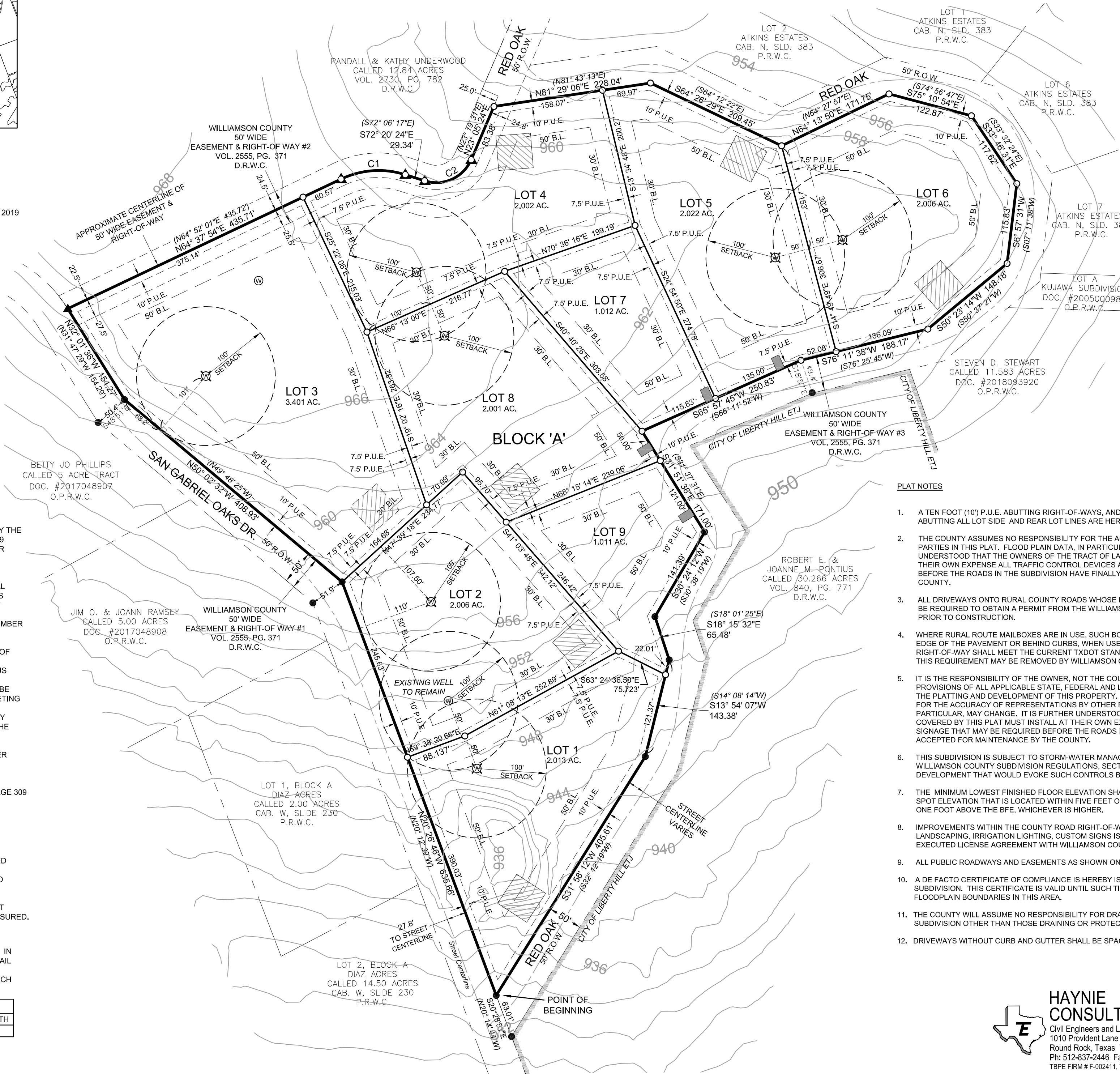
- BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS.
- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985687.
- PARENTHEICAL BEARINGS AND DISTANCES INDICATE PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED.

CULVERT NOTES:

- CULVERTS SHALL INCLUDE A SAFETY END TREATMENT IN ACCORDANCE WITH CITY OF GEORGETOWN STANDARD DETAIL SD17 AND SD19.
- PROPOSED CULVERT INVERT ELEVATIONS SHALL MATCH BOTTOM OF CHANNEL.

REQUIRED DRIVEWAY CULVERTS		
LOCATION	CULVERT DIA.	MIN. CULVERT LENGTH
LOTS 1 THRU 9	18"	22'

PRELIMINARY PLAT OF
TRACT 19, SAN GABRIEL OAKS
A 17.47 ACRE SINGLE-FAMILY RESIDENTIAL TRACT,
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS



LEGEND

- ▲ 60D NAIL FOUND
- ▲ NAIL FOUND IN CONC. POST
- 1/2" IRON ROD FOUND (IRF)
- 1/2" IRON ROD SET
- ⊙ EXISTING WATER WELL TO BE PLUGGED UNLESS OTHERWISE NOTED.
- ⊙ NEW WATER WELL
- 50' B.L. BUILDING SETBACK LINE VOL. 675, PG. 644, D.R.W.C.
- 30' B.L. BUILDING SETBACK LINE VOL. 675, PG. 644, D.R.W.C.
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY
- () RECORD INFORMATION
- ⊙ 100' RADIUS SANITARY EASEMENT AROUND WELL
- PROBABLE 50'x50' OSSF LOCATION
- EXISTING OSSF LOCATION
- DRIVEWAY LOCATIONS AT MINIMUM 100 FT APART. SEE NOTE 12 BELOW.

PLAT NOTES

- A TEN FOOT (10') P.U.E. ABUTTING RIGHT-OF-WAYS, AND A A SEVEN AND A HALF FOOT (7.5') P.U.E. ABUTTING ALL LOT SIDE AND REAR LOT LINES ARE HEREBY DEDICATED.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN 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.
- ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION.
- WHERE RURAL ROUTE MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE 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.
- 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.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1 (B10.1 2000 RULES), 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.
- THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- DRIVEWAYS WITHOUT CURB AND GUTTER SHALL BE SPACED A MINIMUM OF 100 FEET APART.



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1010 Provident Lane
Round Rock, Texas 78664-3276
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TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.

1 OF 2

DRAWN BY: KY
CHECKED BY: PY
PROJ. #: 816-1901

