

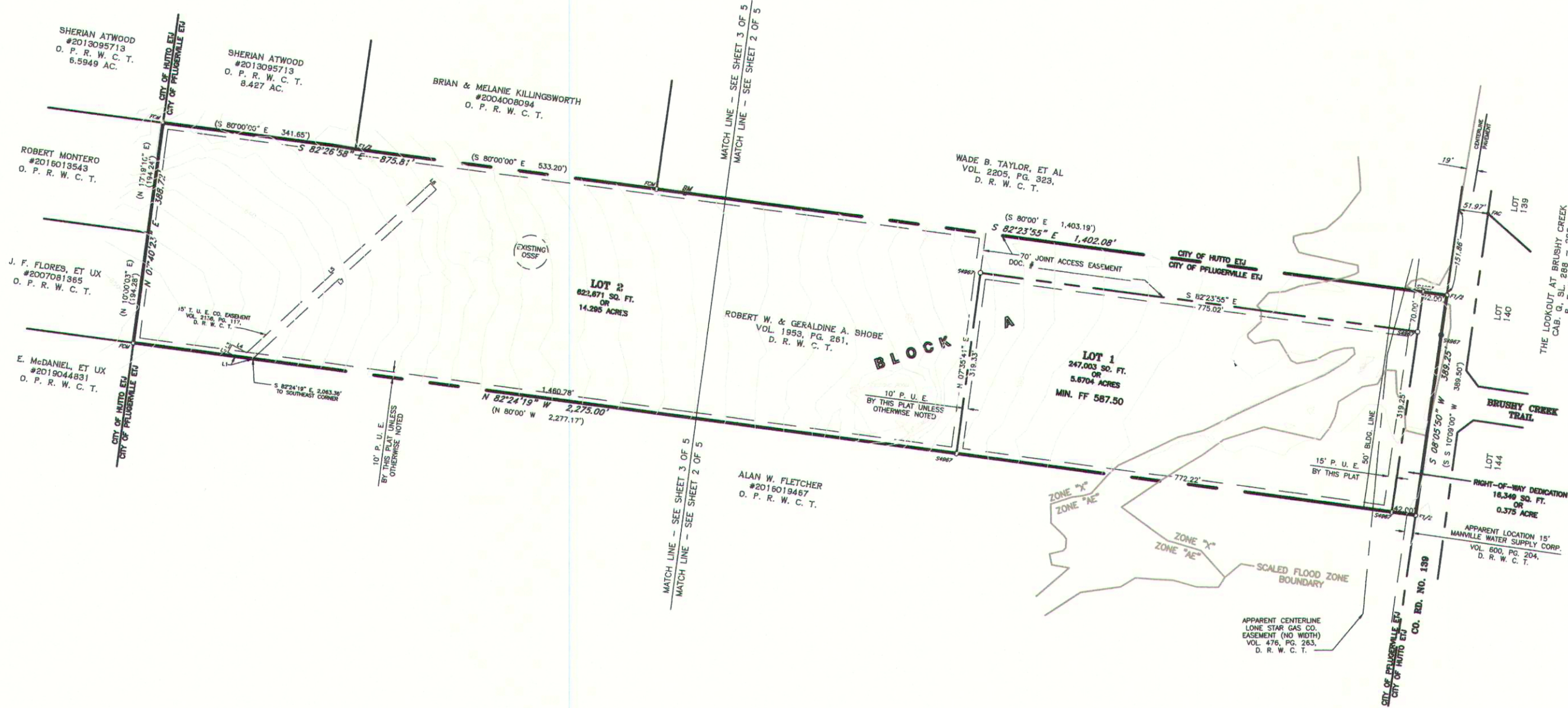
LAND USE TABLE			
LOT NO.	BLOCK	ACREAGE	USE
1	A	5.670	RESIDENTIAL
2	A	14.295	RESIDENTIAL

RIGHT-OF-WAY DEDICATION: 389 LINEAR FEET
TOTAL SUBDV. ACREAGE: 20.340 AC.

OWNER:
Robert W. & Geraldine A. Shobe
1252 Co. Rd. No. 139
Hutto, Texas 78634

SURVEYOR:
Delta Land Surveying
14900 Avery Ranch Blvd.
Suite C200 #241
Austin, Texas 78717
(512) 781-9800

ENGINEER:
Hagood Engineering Associates
900 E. Main Street
Round Rock, Texas 78664
(512) 244-1546



LINE DATA		
NO.	BEARING	DISTANCE
1	N 82°24'19" W	31.02'
2	N 61°54'08" W	15.07'
3	N 28°05'52" E	15.00'
4	S 61°54'08" E	29.68'
5	N 47°21'26" E	39.67'
6	S 42°38'34" E	15.00'
7	S 47°21'26" W	438.82'

PRELIMINARY PLAT

TRAWECK – SHOBE ADDITION

IN THE MATHIAS WILLBARGER SURVEY,
ABSTRACT NO. 663, WILLIAMSON CO., TEXAS

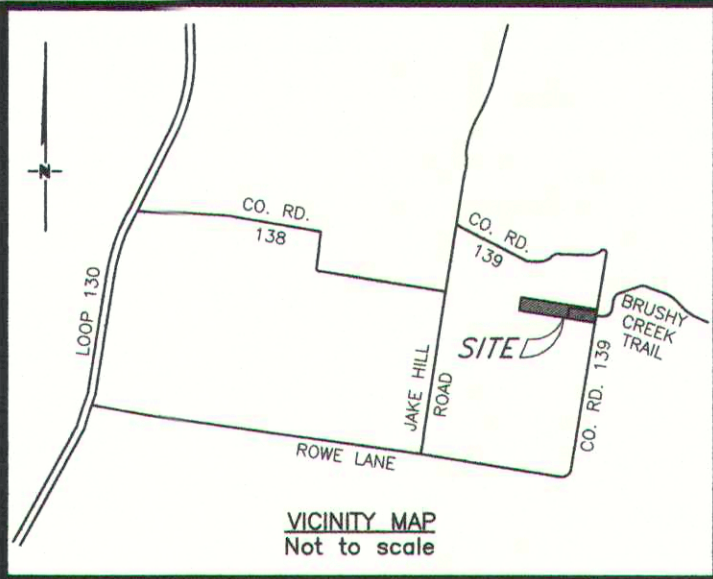
May 15, 2020

PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
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FINAL SURVEY DOCUMENT.

L. BUSBY – TX RPLS 4967 5/15/20

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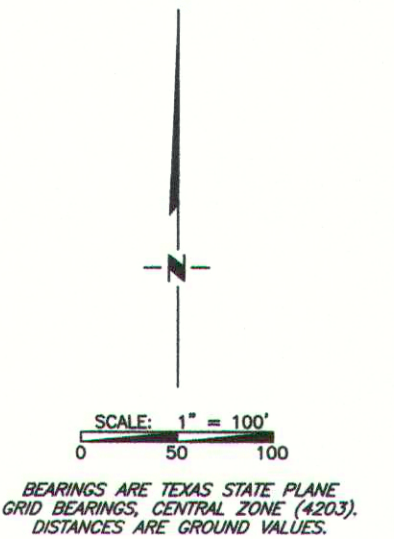
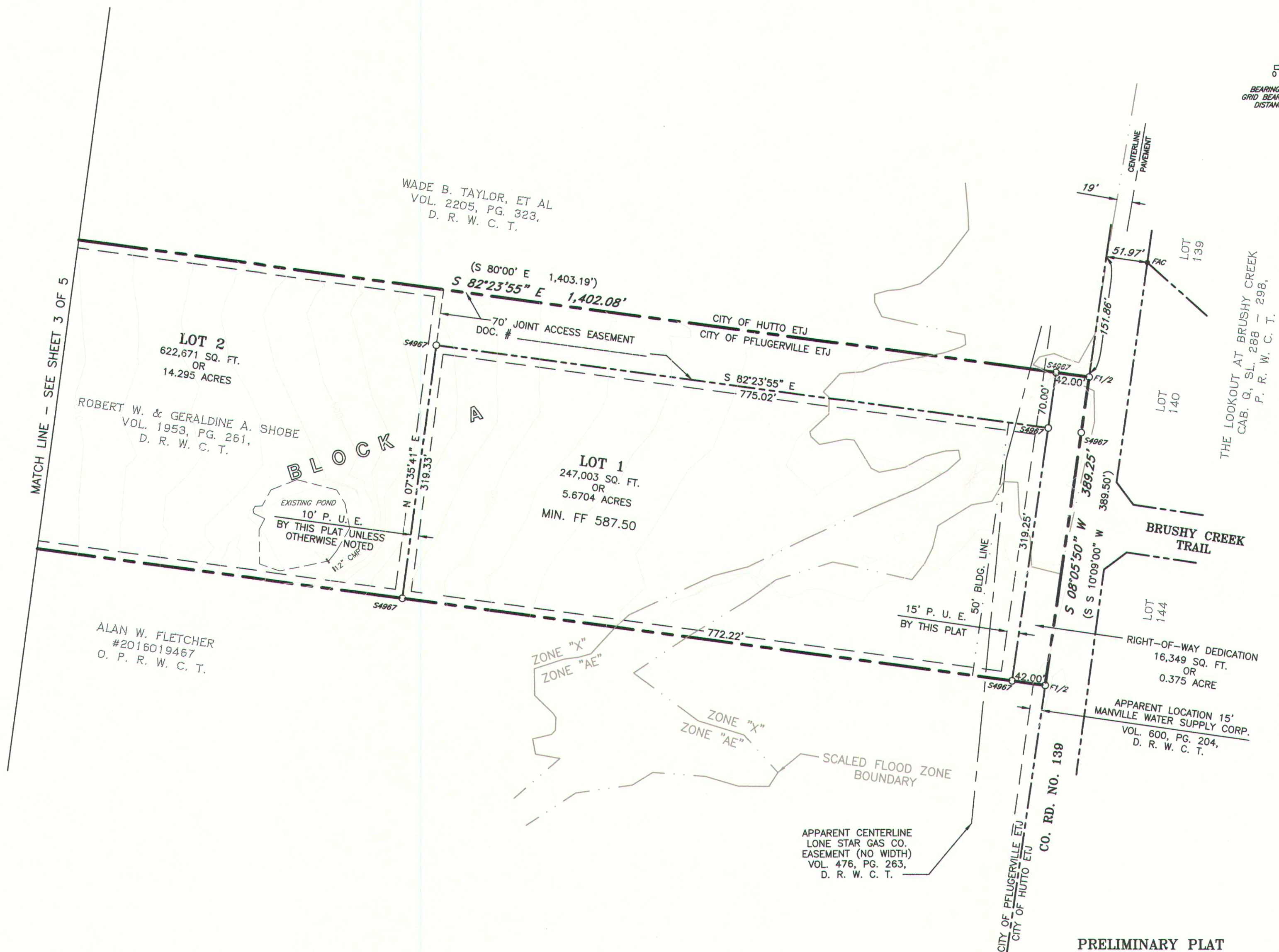
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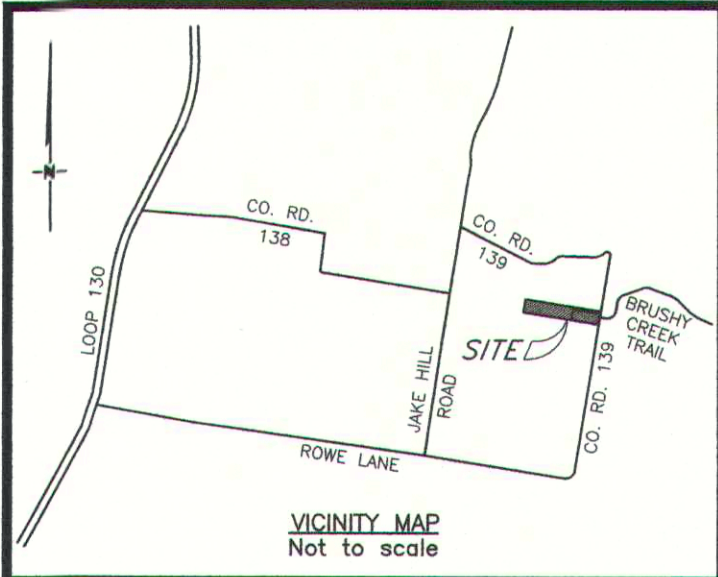
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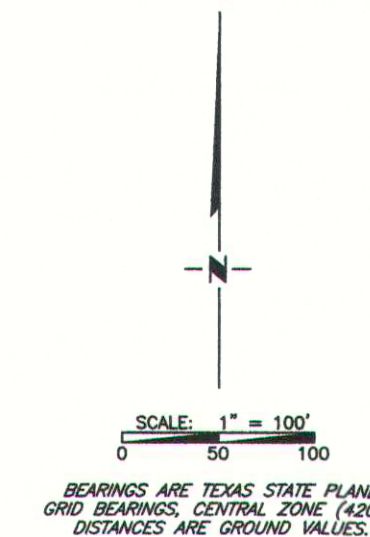
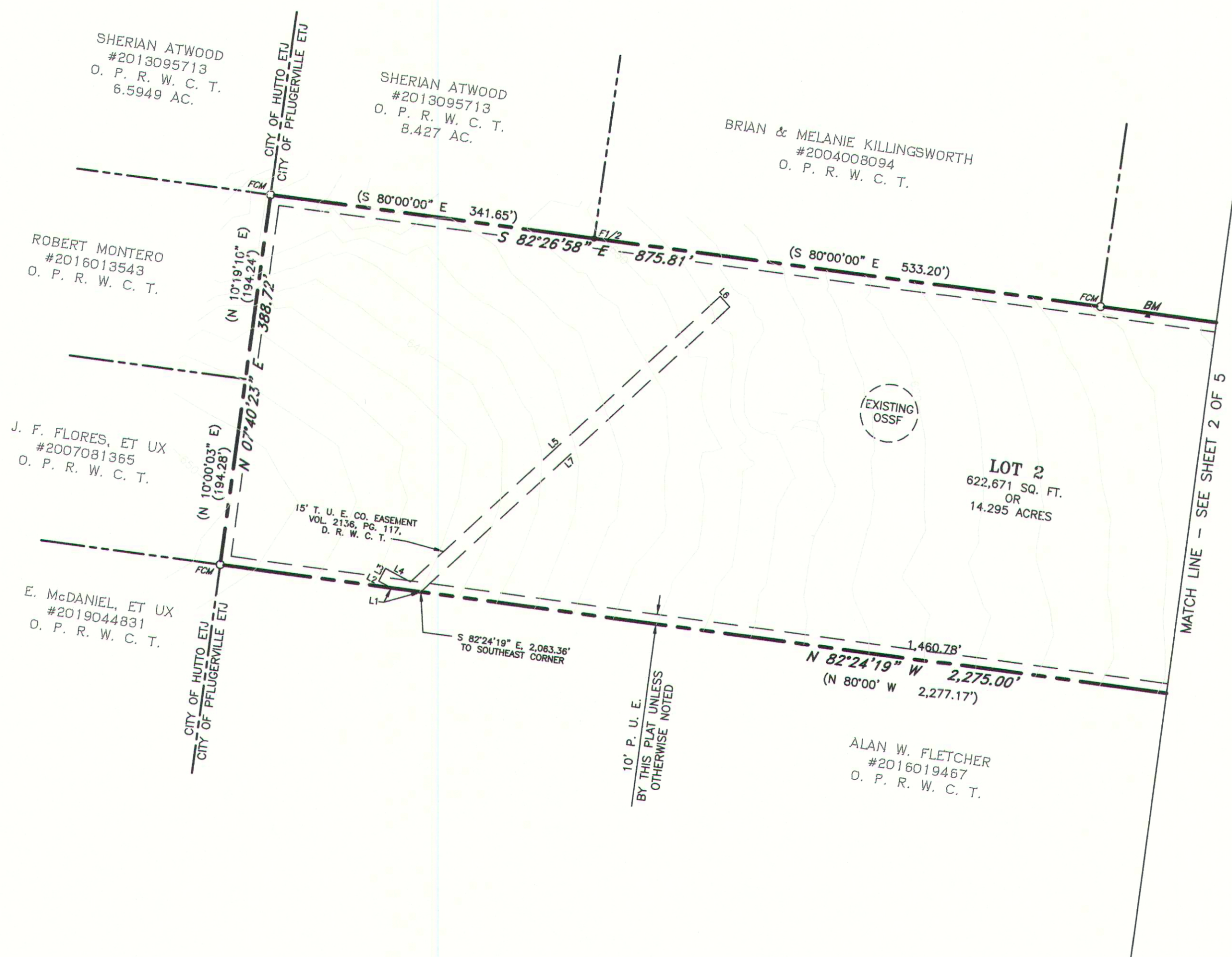
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PRELIMINARY PLAT

TRAWEK - SHOBE ADDITION

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DESCRIPTION:

A tract of land situated within the M. Willbarger Survey, Abstract Number 663, Williamson County, Texas and being the same tract of land conveyed to Robert W. and Geraldine A. Shobe by a deed filed for record in Volume 1953 at Page 261 of the Deed Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar found, on the monumented West right-of-way line of County Road Number 139, for the common East corner of the tract of land herein described and a tract of land conveyed to Wade B. Taylor, et al by a deed filed for record in Volume 2205 at Page 323 of the Deed Records of Williamson County, Texas;

Thence **S 08°05'50" W**, along the aforementioned West right-of-way line, **389.25 feet** to a 1/2" rebar found for the common East corner of the tract of land herein described and a tract of land conveyed to Alan W. Fletcher by a deed filed for record under Document Number 2016019467 of the Official Public Records of Williamson County, Texas;

Thence **N 82°24'19" W**, along the common boundary line of the tract of land herein described and the aforementioned Fletcher tract, **2,275.00 feet** to a concrete monument found for their common West corner and the common East corner of a tract of land conveyed to E. McDaniel, et ux by a deed filed for record under Document Number 2019044831 of the Official Public Records of Williamson County, Texas and a tract of land conveyed to J. F. Flores, et ux by a deed filed for record under Document Number 2007081365 of the Official Public Records of Williamson County, Texas;

Thence **N 07°40'23" E**, along the common boundary line of the tract of land herein described and the aforementioned Flores tract and along the common boundary line of the tract of land herein described and a tract of land conveyed to Robert Montero by a deed filed for record under Document Number 20160163543 of the Official Public Records of Williamson County, Texas, **388.72 feet** to a concrete monument found for their common North corner at the common South corner of a called 6.5949 acre and called 8.427 acre tracts of land conveyed to Sherian Atwood by a deed filed for record under Document Number 2013095713 of the Official Public Records of Williamson County, Texas;

Thence **S 82°26'58" E**, along the common boundary of the tract of land herein described and the aforementioned called 8.427 acre Atwood tract, passing at 341.63 feet a 1/2" rebar found for the common South corner of said Atwood tract and a tract of land conveyed to Brian and Melanie Killingsworth by a deed filed for record under Document Number 2004008094 of the Official Public Records of Williamson County, Texas, and continuing for a total distance of **875.81 feet** to a concrete monument found for a common corner of the tract of land herein described, said Atwood tract and the above-mentioned Taylor tract;

Thence **S 82°23'55" E**, along the common boundary line of the tract of land herein described and the aforementioned Taylor tract, **1,402.08 feet** to the **Point of Beginning**.

Said tract of land containing 886,023 square feet or 20.340 acres, more or less.

Bearings above are Texas State Plane Grid Bearings, Central Zone (4203) and distances are ground values.

DEDICATION:

State of Texas
County of _____

Know all men by these presents that Robert W. and Geraldine A. Shobe being the owners of 20.340 acres of land in the Mathias Willbarger Survey, Abstract Number 663, Williamson County, Texas as conveyed by a warranty deed filed for record in Volume 1953 at Page 261 of the Deed Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said 20.340 acre tract of land as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements shown hereon are free from public liens. This subdiviion is to be know as:

Traweek - Shobe Addition

Witness my hand, this the _____ day of _____, 2020, A. D.

Robert W. Shobe
1252 Co. Rd. No. 139
Hutto, Texas 78634

Geraldine A. Shobe
1252 Co. Rd. No. 139
Hutto, Texas 78634

ACKNOWLEDGEMENT:

Before me, the undersigned authority, on this day personally appeared Robert W. Shobe known to me to be the person whose name is subscribed to the foregoing instrument or writhing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 2020, A. D.

Notary Public

Before me, the undersigned authority, on this day personally appeared Geraldine A. Shobe known to me to be the person whose name is subscribed to the foregoing instrument or writhing, acknowledged to me that they executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this the _____ day of _____, 2020, A. D.

Notary Public

SURVEYOR'S CERTIFICATION:

State of Texas
County of Williamson

Know all men by these presents that I, Larry W. Busby, 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 direct supervision in accordance with all City of Pflugerville, Texas Codes and Ordinances and that all know easements within the boundary of the plat are shown hereon.

Larry W. Busby
TX RPLS No. 4967

ENGINEER'S FLOOD PLAIN CERTIFICATION:

State of Texas
County of Williamson

A 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. 48491C0675F, with an effective date of December 20, 2019, for Williamson County, Texas.

Terry R. Hagood
P. E. No. 52960
Hagood Engineering Associates
900 E. Main Street
Round Rock, Texas 78664

PRELIMINARY

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L. BUSBY — TX RPLS 4967 5/15/20

LEGEND

()	Record data per deed/plat
F1/2	Found 1/2" rebar
F1/2NL	Found 1/2" rebar with non-legible cap
FCM	Found concrete monument
S4967	Set 1/2" rebar with cap marke "RPLS 4967"
BM	Benchmark
TBM	Temporary Benchmark
_____	Subdivision Boundary Line
— — — — —	Adjoining Property Boundary Line
— — — — —	Easement Boundary Line
• • • • •	Proposed Sidewalk
P. R. T. C. T.	Plat Records of Travis County, Texas
O. P. R. T. C. T.	Official Public Records of Travis County, Texas
P. U. E.	Public Utility Easement

PRELIMINARY PLAT

TRAWEEK — SHOBE ADDITION

IN THE MATHIAS WILLBARGER SURVEY,
ABSTRACT NO. 663, WILLIAMSON CO., TEXAS

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GENERAL NOTES:

1. This plat lies within the City of Pflugerville ETJ (Extra-Territorial Jurisdiction).
2. Water shall be provided by Manville Water Supply Corporation and wastewater shall be provided by OSSF. No lot in the subdivision shall be occupied until connected to an appropriate water and wastewater facilities.
3. Easement(s) dedicated to the public by this plat shall also be subject to the terms and conditions of the Engineering Design Manual per Ordinance No. 1206-15-02-24. 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.
4. No improvements including but not limited to structures, fences or landscaping shall be allowed in a public easement, except as approved by the City.
5. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for the placement, construction, installation, replacement, repair, maintenance, relocation, removal, operation and inspection of such drainage and utility facilities and related appurtenances.
6. This subdivision is subject to all City of Pflugerville ordinances or technical manuals related to Tree Preservation per City Ordinance No. 1203-15-02-24 and City Resolution No. 1224-09-08-25-8A.
7. The Community Impact Fee rate for water and wastewater is hereby accessed and established according to the City of Pflugerville Ordinance No. 1179-14-06-10. Community Impact Fees for individual lots shall be paid prior to the issuance of any building permits.
8. 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.
9. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Manual, as amended.
10. The owner(s) of this subdivision and their successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Pflugerville.
11. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction with the subdivision.
12. Site development construction plans shall be reviewed and approved by the City of Pflugerville Development Services prior to any construction.
13. All proposed fences and walls adjacent to intersection 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.
14. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner(s) understands and acknowledges that plat vacation or re-platting may be required at the owners' sole expense if plans to develop this subdivision do not comply with such codes and requirements.
15. A ten (10) foot in width Public Utility Easement (PUE) shall be dedicated along all street frontage(s).
16. Except in area required to meet legal accessibility requirements, the minimum finished floor elevation shall be one foot high 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.
17. Lots 1 and 2, Block A in this subdivision are encroached by the 100-year (1% chance) flood as identified by the U. S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0675F, effective date, 12/20/2019, for Williamson County, Texas.
18. A Floodplain Development Permit may be required for Lots 1 and 2 in Block A and 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.
19. It is the responsibility of the owner, not the County or the City of Pflugerville, 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.
20. 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.
21. 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.
22. Rural mailboxes 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.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulation for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should no be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim 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 with it.

J. Terron Evertson, PE, DR, CFM
County Engineer

Date

CITY CERTIFICATION:

Approved this _____ day of _____, 2019, A. D., by the Planning Director of the City of Pflugerville, Texas on behalf of the City of Pflugerville.

Emily Barron, Planning Director

ATTEST:

Karen Thompson, City Secretary

WILLIAMSON COUNTY JUDGE'S APPROVAL:

I, Bill Gravell, Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioner's Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravell, Jr., County Judge
Williamson County, Texas

Date

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATE:

State of Texas §
County of Williamson §

That I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the _____ day of _____, 2020, A. D., at _____ o'clock ____ . M. and duly recorded on the _____ day of _____, 2020, A. D., at _____ o'clock ____ . M. in the Official Public Records of Williamson County, Texas in Instrument Number _____.

TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of Williamson County, Texas, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk, County Court
Williamson County, Texas

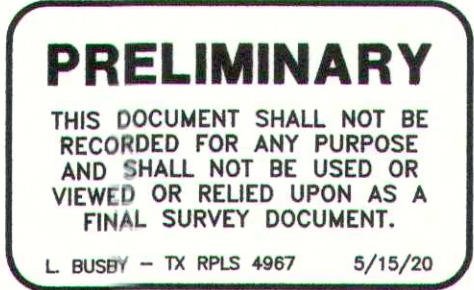
By: _____, Deputy

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