## SITE COUNTY LOCATION MAP

## PRELIMINARY PLAT HILLSIDE AT COUPLAND - UNIT 2

A SUBDIVISION OF 28.715 ACRES, MORE OR LESS, OF LAND AREA IN THE HENRY H. WHEELER SURVEY, ABSTRACT NO. 672, IN WILLIAMSON COUNTY, TEXAS.,

FLOOD NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0725E DATED 09/26/2008.

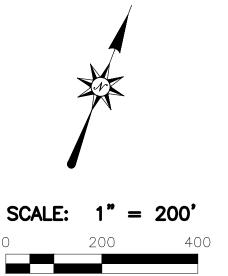
BENCHMARK: (TIED TO NGS H 805)

GENERAL PRELIMINAY NOTES: THIS PLAT LIES IN EMERGENCY SERVICES DISTRICT

THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ. 25' BUILIDNG SET BACK LINES ALONG COUNTY ROAD 461.

RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITH 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.

WATER SERVICE IN THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. SEWAGE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEM.



## LEGEND

- IRON ROD FOUND CAPPED UNLESS OTHERWISE NOTED
- IRON ROD FOUND UNLESS OTHERWISE NOTED
- O IRON ROD SET WITH CAP MARKED "ATWELL LLC"

B.L. BUILDING LINE

O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS P.U.E. PUBLIC UTILITY EASEMENT

|        | Line Table    |        |
|--------|---------------|--------|
| Line # | Direction     | Length |
| L1     | N51° 39′ 42″W | 73.61' |
| L2     | N28° 51' 22"W | 72.94' |
| L3     | N06° 58' 07"W | 75.38' |
| L4     | N54° 27' 00"E | 95.43' |
| L5     | S68° 29' 06"W | 9.89'  |
|        |               |        |

|   | NOT TO SCALE   |  |  |  |
|---|--|--|--|--|
| 35-595-   | 42.41 16.97 CENTERUNE R.O.W. TO TO R.O.W.  | GERTRUDE GOETZ, TO EDWARD A. GOETZ, ET UX, (107.203 ACRES) MARCH 15, 2002 (2002021349)   | ALFRED C. PESCHKA SUBDIVISION (I/132-133) LOT 7 LOT 6  | 3  |
| METAL PIPE FOUND  |  | ARIABLE WIDTH R.O.W. DEDICATION COUNTY ROAD NO. 451  | 115'45"  |  |
| 51:00'<br>R.O.W. TO<br>R.O.W.   | 13.52' R.O.W. 13 | 25' B.L. N68'33'40"E   1590.12"  | 8.89' Jan Canada |  |
| , u.s.  | LOT 5 0.7 LOT 6 0.7 LOT 7 LOT 8 0.7 LOT 9 0.7 1.02 ACRE 0. |  | LOT 17 92 8  | The same of the sa |
| WSON GOETZ, SR., T<br>BERT C. ALBRITON.,<br>(101.496 ACRES)<br>JANUARY 25, 2017<br>(2017008552) | 3.89° 15 P.U.E. 3 13° P.U.E. 3  |  | O ACRES  | SUZANNE D. PICCOLA & ANTHONY PICCOLA TO DAN MARTIN   |
| DAYSON G<br>YOBERT C.<br>(101.4<br>JANUAR   | 144.43'   144.43'   144.43'   144.43'   187.00   | 21.76'20"<br>579.37'<br>579.37'<br>579.37'<br>579.37'<br>579.37'   | 11.56,50   | (CALLED 15.000 ACRES)<br>JUNE 8, 2016<br>(2016049881)  |
|   | LOT 4 1.02 ACRE  | S78.04.<br>S79.726.<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79.73<br>S79 |  |  |
| 21.43' CENTERLINE<br>TO R.O.W.  | 369.53' 15P.W. LOT 10  LOT 3  1.02 ACRE  2.88 ACRES  | 599  |  |  |
| را بر کسر است.<br>ایم را مراسا  | \$68'33'40"W 16'PUE 15'PUE 15'PUE 15'PUE   | 157.89' 157.89' 152.89   | 155.39'19FUE   |  |
| الرامين المسترين  | DEDICATION LOT 2 1.02 ACRE 1.02 ACRE S68*33'40"W 15PAUE. S68*33'40"W 15PAUE. LOT 11  | LOT 12 585   |  | TEXAS VETERANS PROPERTIES, LLC, TO OSCAR I. AND ROSA L. ZAPATA (HILLSIDE AT COUPLAND) (TRACT 1- 10.40 ACRES) JANUARY 30, 2020  |
| METAL PIPE  | 2.88 ACRES  D  | 200.2 × 200.2  | TEXAS VETERANS PROPERTIES, LLC, TO XYLEM FARMS INC. (HILLSIDE AT COUPLAND) (TRACT 4- 10.80 ACRES)  | JANUARY 30, 2020<br>(2020009531)   |
| METAL PIPE<br>FOUND<br>63.1%<br>R.O.W. TO<br>R.O.W.   | 357.19' 15PUE 457.80' 15PUE S68°33'40"W 1210.43'   | 395.44 <sub>15°PUE</sub>   | (TRACT 4— 10.80 ACRES)<br>SEPTEMBER 30, 2019<br>(2019093534)   | 565  |
|   | VARIABLE WIDTH R.O.W. DEDICATION  A 3 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4  |  |  |  |
|   | TEXAS VETERANS   | IAI LOPEX, FT AL.  |  |  |
|   | TEXAS VELEVANS TO ARTURO CARVA  (HILLSIDE AT  (TRACT 5- 1  OCTOBER  (20190   | 2.24 ACRES)<br>1, 2019<br>93530)   | 570  | TEXAS VETERANS PROPERTIES, LLC, TO DEREK C. & MINDY M. PETERSON (HILLSIDE AT COUPLAND) (TRACT 2- 10.76 ACRES) JANUARY 30, 2020   |
| 3   | PROBATE LAST WILL AND TESTAMENT KATHRYN M. DAVIS   | The state of the s   |  | (2020009525)   |
|   | KATHRYN M. DAVIS FILED MARCH 4, 2013 (2013019191)  585   | A CONTRACTOR OF THE STATE OF TH   |  | 565  |
|   | See Mind of the second of the  | The state of the s   |  |  |
|   |  | PARTITION DEED  MRS. EMMA HENZE, ET AL,  TO ARTHUR E. HENZE  (48.11 ACRES)   |  |  |
|   | The state of the s | october 26, 1973<br>(578/620)  |  | -13) /   |

|         | CURVE TABLE |         |               |               |        |  |  |
|---------|-------------|---------|---------------|---------------|--------|--|--|
| Curve # | Length      | Radius  | Central Angle | Chord Bearing | Chord  |  |  |
| C1      | 74.42'      | 195.00' | 21°52'04"     | S32°06'17"E   | 73.97' |  |  |
| C2      | 68.49'      | 195.00' | 20°07'25"     | S53°06'01"E   | 68.14' |  |  |
| С3      | 117.46'     | 75.00'  | 89*43'55"     | S23°41'43"W   | 105.82 |  |  |

ATWELL, LLC, TBPLS FIRM NO. 10193726 ATWELL, LLC, TBPE NO. 12242

| PROJECT:    | HILLSIDE AT COUPLAND      |
|-------------|---------------------------|
| JOB NUMBER: |                           |
| DATE:       | APRIL 2020                |
| SCALE:      | 1" = 100'                 |
| SURVEYOR:   | ROBERT GERTSON, RPLS 6367 |
| TECHNICIAN: | GTM                       |



| STATE OF TEXAS \$ \$ KNOW ALL MEN BY THESE PRESENTS;  | GENERAL NOTES:   |
|---|--|
| COUNTY OF WILLIAMSON \$  I, RUSSELL SPILLER, MANAGING MEMBER OF TEXAS VETERANS PROPERTY, LLC. OWNER OF THAT CERTAIN 83.833 ACRE   | 1. THIS PLAT LIES IN WILLI,  |
| TRACT OF LAND, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019049240 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 28.715 ACRES OF SAID 83.833 ACRE TRACT AS SHOWN HEREON,   | 2. THIS TRACT IS NOT LOCA 3. THIS SUBDIVISION IS IN  |
| 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   | 4. 25' BUILDING SETBACK I  |
| PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT HILLSIDE"  | 5. RURAL MAILBOXES SHAL  |
| TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF, 20  | ALL MAILBOXES WITHIN COU<br>DOES NOT MEET THIS REQU  |
|   | 6. WATER SERVICE FOR THI   |
| RUSSELL SPILLER, MANAGING MEMBER TEXAS VETERANS PROPERTY, LLC.  | <ul><li>7. SEWAGE SERVICE FOR TH</li><li>8. ALL SIDEWALKS ARE TO</li></ul>   |
| 8127 MESA DRIVE #206-53<br>AUSTIN, TEXAS 78759  | 9. THE MAXIMUM IMPERVIO  |
| RUSSELL SPILLERS [RUSSELLSPILLERS@GMAIL.COM]<br>CELL: 512-814-7357  | CALCULATIONS.  |
| OWNER'S RESPONSIBILITIES IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL   | 10. NO CONSTRUCTION IN HAS APPROVED THE WATER  |
| APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.   | 11. ON-SITE SEWAGE FA<br>SANITARIAN.   |
| 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   | 12. ANY IMPROVEMENTS PR<br>SIDEWALKS, SUBDIVISION ID   |
| 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.   | AGREEMENT BETWEEN THE (  |
| STATE OF TEXAS   § KNOW ALL MEN BY THESE PRESENTS;  | 13. MAINTENANCE RESPONSIE<br>CONNECTION WITH DRAININ   |
| COUNTY OF WILLIAMSON §  | MANAGEMENT CONTROLS WIL  |
| BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RUSSELL SPILLER, KNOWN TO ME TO BE THE PERSON—WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. | 14. DRIVEWAY CULVERTS OF 22 FEET, AND SHALL STANDARD DETAIL 508S—20 CULVERTS SHALL BE INSTA ALL DRIVEWAY CULVERTS SI |
| WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF, 20 A.D.,   | DESIGNED BY A REGISTERED   |
| NOTARY PUBLIC SIGNATURE   | 15. RESIDENTIAL DRIVEWAYS<br>PERCENT OF THE PARCEL F   |
|   | 16. THIS SUBDIVISION IS SUBDIVISION REGULATIONS,   |
| NOTARY PUBLIC PRINT OR TYPE NAME MY COMMISSION EXPIRES:   | CONDITIONS.  17. A DE FACTO CERTIFI  |
| STATE OF TEXAS §  \$ KNOW ALL MEN BY THESE PRESENTS;  | CERTIFICATE IS VALID UNTIL   |
| COUNTY OF WILLIAMSON §  I, JOHN W. PLEUTHNER, LEIN HOLDER OF THE CERTAIN 83.833 ACRE TRACT OF LAND, DESCRIBED IN A DEED RECORDED  | 18. EXCEPT IN CERTAIN IS ELEVATION SHALL BE ONE THE PERIMETER OF THE BU  |
| IN DOCUMENT NO. 2019049240 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 28.715 ACRES OF SAID 83.833 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE  | 19. ALL PUBLIC ROADWAYS  |
| 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  | 20. IN APPROVING THIS PI<br>THE BUILDING OF ALL ROA  |
| MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OAK GROVE"   | CONSTRUCTED OR PLACED ACCORDANCE WITH THE PLA  |
| TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF, 20  | TEXAS. SAID COMMISSIONE THOROUGHFARES SHOWN C CONNECTION THEREWITH. T  |
| JOHN W. PLEUTHNER   | SUBDIVISION, OTHER THAN  |
| STATE OF TEXAS §  |  |
| § KNOW ALL MEN BY THESE PRESENTS;<br>COUNTY OF WILLIAMSON §   | STATE OF TEXAS   |
| BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN W. PLEUTHNER, KNOWN TO ME TO BE THE PERSON—WHOSE NAME IS SUBSCRIBED TO THE FOREGOING   | COUNTY OF WILLIAMSON §   |
| INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.   | I, THE UNDERSIGNED, MARK<br>CERTIFY THAT PROPER ENG  |
| WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF, 20 A.D.,   | ACCORDANCE TO THE COUNCIL. THIS TRACT IS NO  |
| NOTADY DUDUG COMMTUDE   |  |
| NOTARY PUBLIC SIGNATURE   | MARK T. ZUPAN, P.E. TEXAS LICENSED PROFESSIO   |
| NOTARY PUBLIC PRINT OR TYPE NAME MY COMMISSION EXPIRES:   | ATWELL, LLC, TBPE NO. 12:<br>3815 S. CAPITAL OF TEXAS<br>AUSTIN, TX 78704  |
|   | A0311N, 1A 70704   |
| BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY 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   | STATE OF TEXAS §   |
| 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.       | COUNTY OF WILLIAMSON §   |
| REFREDENTATIONS, FACTORE ON OTHERWISE, CONTAINED IN THIS FEAT AND THE DOCUMENTS ASSUCIATED WITH IT.   | I, ROBERT GERTSON., A RI<br>THE STATE OF TEXAS TO  |
| J. TERRON EVERTSON, PE, DR, CFM DATE  | COMPLIES WITH THE SURV<br>AND CORRECT TO THE BE<br>GROUND UNDER MY DIREC   |
| COUNTY ENGINEER   | THE PLAT.  |
|   |  |
|   | ROBERT GERTSON REGISTERED PROFESSIONAL   |

THIS PLAT LIES IN WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT 7.

THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ.

25' BUILDING SETBACK LINES ALONG COUNTY ROAD 461.

RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. L MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE WATER WELL.

SEWAGE SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEM.

ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS

THE MAXIMUM IMPERVIOUS COVER PER LOT IS 7000 SQUARE FEET ACCORDING TO THE ASSUMED HYDROLOGIC

O. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.

ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED

. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, IDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE GREEMENT BETWEEN THE COUNTY AND THE OWNER.

13. 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 ANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER

4. DRIVEWAY CULVERTS SHALL HAVE A MINIMUM INTERIOR DIAMETER OF 18" OR EQUAL AND A MINIMUM LENGTH 22 FEET, AND SHALL INCLUDE A CONCRETE APRON SAFETY TREATMENT IN ACCORDANCE WITH CITY OF AUSTIN FANDARD DETAIL 508S-20, "STORMDRAIN OUTFALL PROTECTION CULVERT UNDER ROADWAY/INLINE". LARGER OR LONGER ULVERTS SHALL BE INSTALLED IF NECESSARY TO ACCOMMODATE DRAINAGE BASED UPON Á 10-YEAR FLOW FREQUENCY. L DRIVEWAY CULVERTS SHALL HAVE SAFETY END TREATMENTS WITH CONCRETE APRONS. THE DRIVEWAY CULVERTS WERE ESIGNED BY A REGISTERED PROFESSIONAL ENGINEER PER B11.3 AND B11.4.

. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED ON CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THEN 60 ERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICH EVER IS LESS.

3. THIS SUBDIVISION IS SUBJECT TO STORM—WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY JBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING ONDITIONS.

A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS ERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

3. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR LEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE HE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

19. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

20. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE JBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS; COUNTY OF WILLIAMSON \$

THE UNDERSIGNED, MARK T. ZUPAN, P.E. (A REGISTERED PROFESSIONAL ENGINEER) IN THE STATE OF TEXAS, HEREBY ÉERTIFY THAT PROPÉR ENGINEERING CÓNSIDERÀTION HAS BEEN GIVEN TO THIS PLAT; ÁND THAT ALL ASPECT OF ÍT ARE IN ACCORDANCE TO THE COUNTY OF WILLIAMSON SUBDIVISION ORDINANCE. EXCEPT FOR THE VARIANCES GRANTED BY THE CITY COUNCIL. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

EXAS LICENSED PROFESSIONAL ENGINEER NO. 128994 TWELL, LLC, TBPE NO. 12242 3815 S. CAPITAL OF TEXAS HWY, SUITE 300 USTIN. TX 78704

TATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS;

ROBERT GERTSON., A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF WILLIAMSON COUNTY, SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON

EGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367 - STATE OF TEXAS ATWELL. LLC 3815 S. CAPITAL OF TEXAS HWY, SUITE 300 AUSTIN, TX 78704 PHONE: 512-904-0505 TBPLS FIRM REGISTRATION NO. 10193726



NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0725E DATED 09/26/2008.

NO LOT IN THIS SUBDIVISION 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. 48491C0725E, EFFECTIVE DATE SEPTEMBER 9TH, 2008 FOR WILLIAMSON COUNTY, TEXAS.

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

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

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 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 EVERTSON, PE, DR, CFM                        | DATE           |
|--|----------------|
| COUNTY ENGINEER  |                |
|  |                |
| ROAD NAME AND 911 ADDRESSING APPROVAL                  |                |
| ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE DA | AY OF , 20 A.[ |

WILLIAMSON COUNTY ADDRESSING COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

COUNTY JUDGE'S APPROVAL

| STATE OF TEXAS       | § |      |     |     |    |       |          |
|----------------------|---|------|-----|-----|----|-------|----------|
|                      | § | KNOW | ALL | MEN | BY | THESE | PRESENTS |
| COUNTY OF WILLIAMSON | S |      |     |     |    |       |          |

I, JUDGE 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.

| JUDGE BILL GRAVELL JR., | COUNTY JUDGE                      | DATE |
|-------------------------|-----------------------------------|------|
| WILLIAMSON COUNTY, TEXA | AS                                |      |
|                         |                                   |      |
| STATE OF TEXAS          | <b>§</b>                          |      |
|                         | § KNOW ALL MEN BY THESE PRESENTS; |      |
| COUNTY OF WILLIAMSON    | 8                                 |      |

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_, 20\_\_\_\_ A.D., AT \_\_\_\_O'CLOCK, \_\_\_\_.M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_ \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER,, CLERK COUNTY COURT OF WILLIAMSON COUNTY. TEXAS

\_\_, DEPUTY

ATWELL, LLC, TBPLS FIRM NO. 10193726 ATWELL, LLC, TBPE NO. 12242

|PROJECT JOB NUMBER: APRIL 2020 DATE: SCALE: SURVEYOR: ROBERT GERTSON, RPLS 6367 TECHNICIAN: GTM

