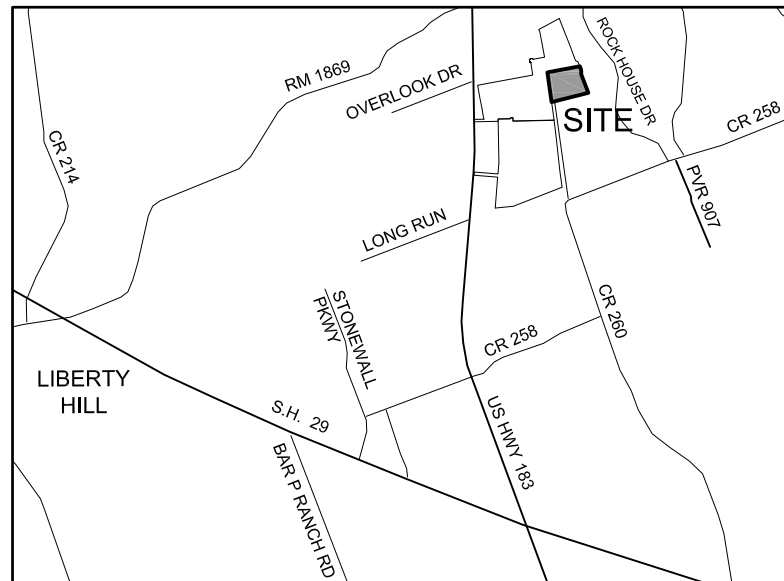


# PRELIMINARY PLAT OF SUNSET RIDGE

A 14.457 ACRE SINGLE-FAMILY RESIDENTIAL SUBDIVISION,  
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS



VICINITY MAP  
NOT TO SCALE

SUBMITTAL DATE: APRIL, 2020

ADDRESS: 1315 COUNTY ROAD 258, LIBERTY HILL, TEXAS

COUNTY COMMISSIONERS COURT REVIEW DATE: 2020

OWNER: SOMERSET PARTNERS, LTD  
512 W. MLK BLVD. #307  
AUSTIN, TEXAS 78701  
PHONE: (512) 751-0210  
EMAIL: gens@peoplepc.com

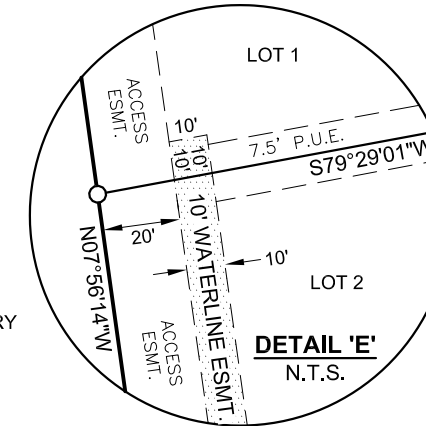
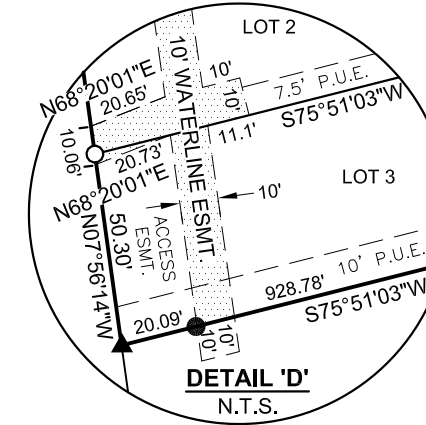
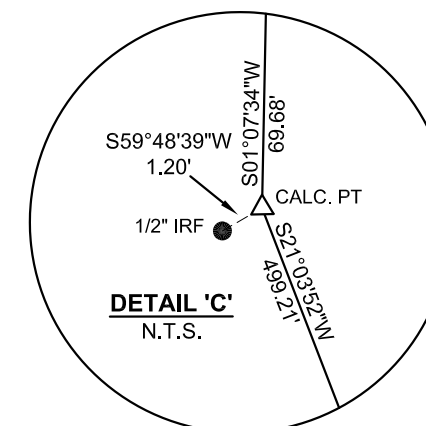
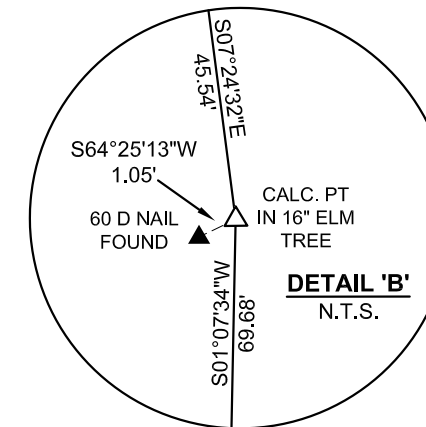
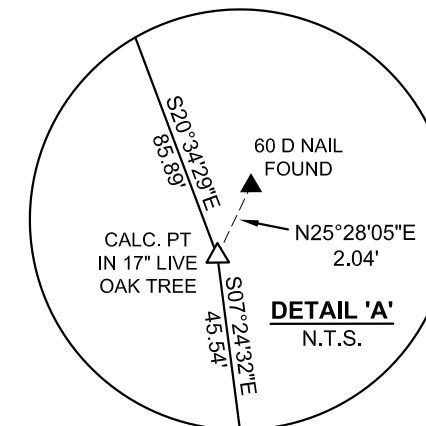
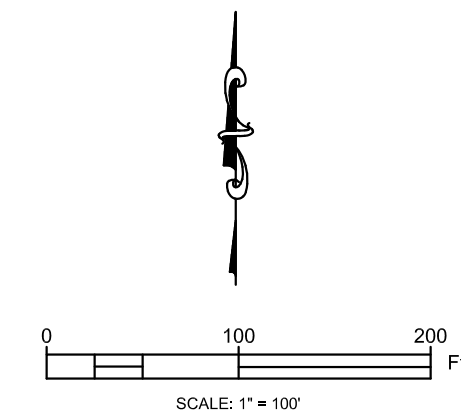
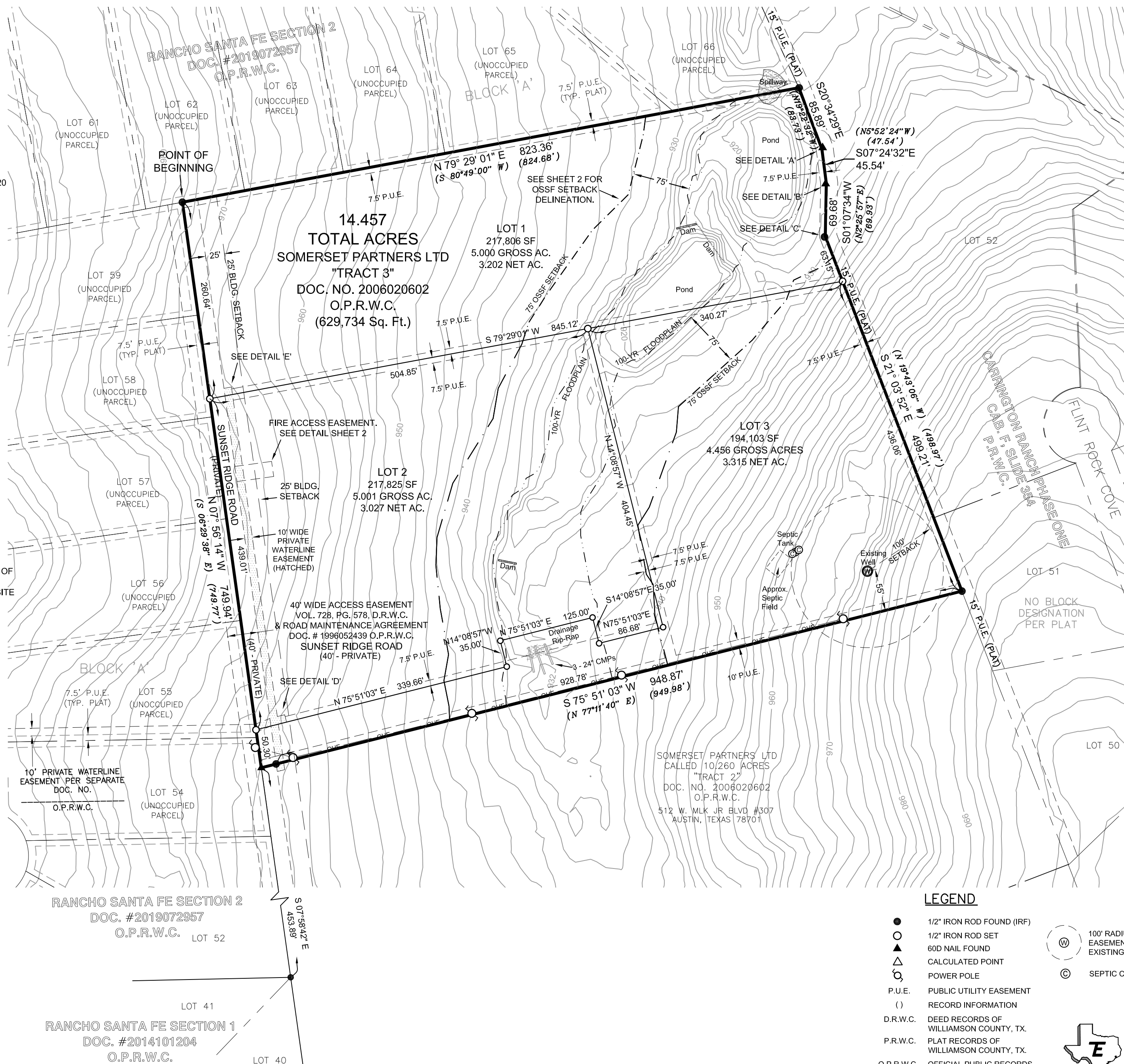
SURVEYOR: HAYNIE CONSULTING, INC.  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
PHONE: 512-837-2446  
EMAIL: pyglesias@haynieconsulting.com

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

1. SURVEY: B. MANLOVE, ABSTRACT NO. 417
2. TOTAL ACRES: 14.457 ACRES
3. NUMBER OF LOTS: 3 LOTS
4. NUMBER OF BLOCKS: 1
5. AREA OF SMALLEST LOT: 4.457 ACRES
6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
7. MAX. IMPERVIOUS COVER PER LOT: 20% PER LOT
8. THIS PROPERTY DOES NOT REQUIRE STORM WATER DETENTION.
9. 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.
10. ALL ON-SITE SANITARY SEWER FACILITIES SHALL BE PLACED GREATER THAN 100 FEET FROM ANY EXISTING PRIVATE WATER WELL (LOT 3) PER COUNTY AND TCEQ REGULATIONS.
11. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN WESTERN DISTRICT.
12. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

## NOTES:

1. BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS.
2. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985609.
3. THIS SURVEY IS ACCOMPANIED BY AND MADE A PART OF A NARRATIVE METES AND BOUNDS DESCRIPTION.
5. PARENTHEICAL BEARINGS AND DISTANCES INDICATE PARENT TRACT RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED.



## LEGEND

- 1/2" IRON ROD FOUND (IRF)
- ▲ 60D NAIL FOUND
- CALCULATED POINT
- ⊙ POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) RECORD INFORMATION
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TX.
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TX.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX.
- OSSF ON-SITE SEWAGE FACILITY
- ⊙ 100' RADIUS SANITARY EASEMENT AROUND EXISTING WELL
- ⊙ SEPTIC CLEANOUT



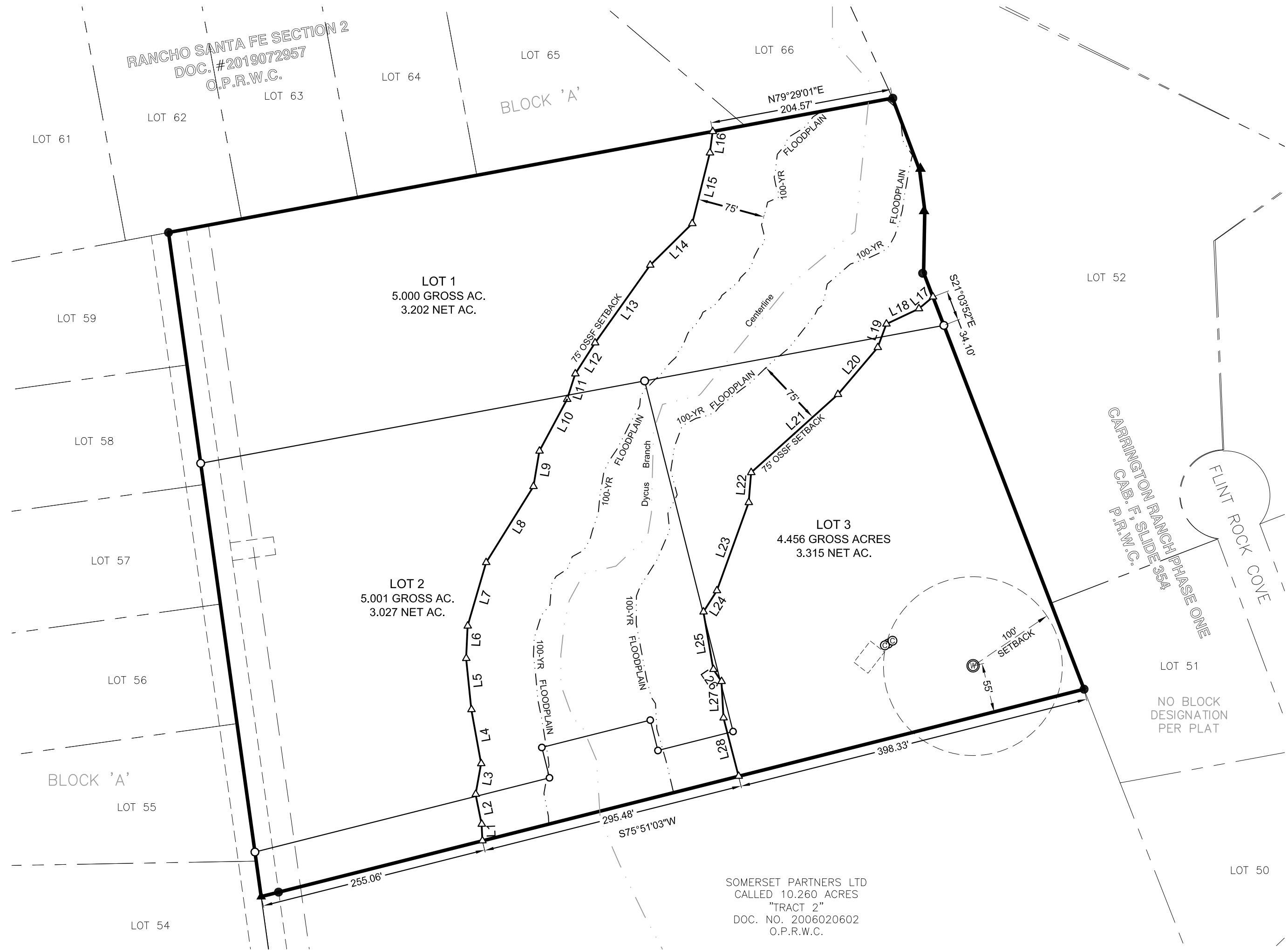
**HAYNIE CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.

1 OF 3

DRAWN BY: KS  
CHECKED BY: PY, BJ  
PROJ. #: 800-19-02

PRELIMINARY PLAT OF  
**SUNSET RIDGE**  
A 14.457 ACRE SINGLE-FAMILY RESIDENTIAL SUBDIVISION,  
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS



**LEGEND**

- 1/2" IRON ROD FOUND (IRF)
- 1/2" IRON ROD SET
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION
- D.R.W.C. DEED RECORDS OF WILLIAMSON COUNTY, TX.
- P.R.W.C. PLAT RECORDS OF WILLIAMSON COUNTY, TX.
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TX.
- OSSF ON-SITE SEWAGE FACILITY
- ⊙ SEPTIC CLEANOUT

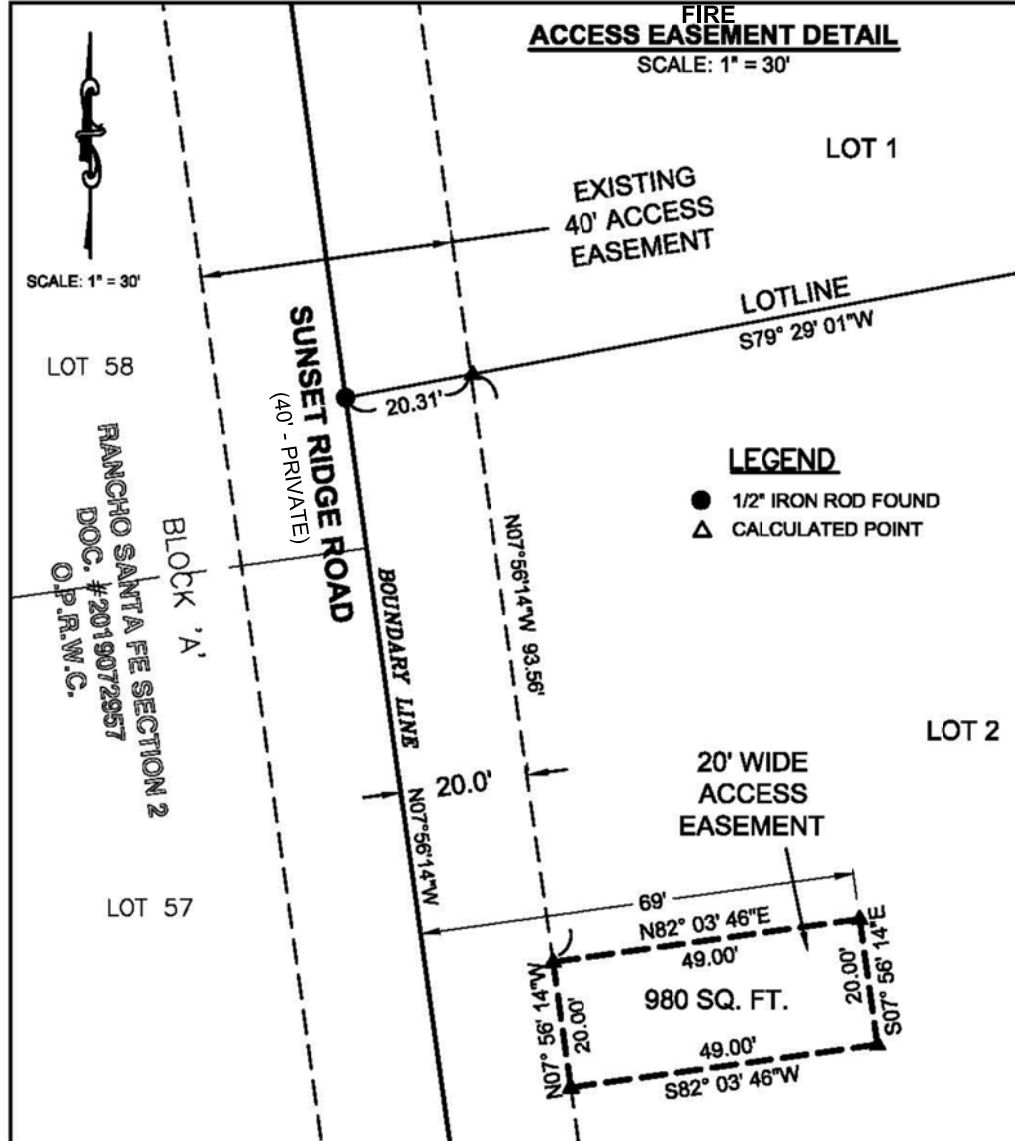
0 100 200 Ft  
SCALE: 1" = 100'

Line Table		
Line #	Length	Direction
L1	18.64'	S02° 24' 57"E
L2	34.13'	S11° 21' 20"E
L3	34.81'	S10° 09' 30"W
L4	61.38'	S10° 14' 06"E
L5	57.55'	S05° 48' 20"E
L6	36.34'	S02° 36' 24"W
L7	73.90'	S16° 13' 25"W
L8	100.15'	S31° 52' 07"W
L9	40.21'	S09° 38' 45"W
L10	65.50'	S28° 10' 14"W
L11	30.04'	S17° 46' 04"W
L12	41.07'	S32° 29' 02"W
L13	106.57'	S35° 20' 28"W
L14	66.09'	S45° 18' 36"W
L15	81.53'	S14° 03' 28"W
L16	24.10'	S07° 25' 38"W

Line Table		
Line #	Length	Direction
L17	20.51'	N50° 03' 02"E
L18	40.16'	N64° 44' 47"E
L19	27.97'	N20° 12' 50"E
L20	68.87'	N40° 18' 20"E
L21	130.57'	N47° 59' 28"E
L22	33.61'	S04° 40' 53"W
L23	104.84'	S19° 50' 01"W
L24	28.09'	S32° 18' 49"W
L25	65.25'	S09° 49' 45"E
L26	16.26'	S33° 52' 15"E
L27	40.76'	S03° 06' 12"E
L28	67.47'	S14° 31' 53"E

SOMERSET PARTNERS LTD  
CALLED 10.260 ACRES  
"TRACT 2"  
DOC. NO. 2006020602  
O.P.R.W.C.

**FLOOD ZONE NOTE:**  
THIS PROPERTY IS NOT LOCATED WITHIN ZONE 'A' OF THE DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM) COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 800-18-01-DRN.DOC, PREPARED BY HCI, INC ON DECEMBER 30, 2019. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.



PLOTTED BY: kscott  
PLOT TIME: Aug 11, 2020 - 8:44am  
DRAWING: A-000-Army - Jagged-0800-19-02 Sunset Ridge Prelim Plat.dwg

PRELIMINARY PLAT OF  
SUNSET RIDGE  
A 14.457 ACRE SINGLE-FAMILY RESIDENTIAL SUBDIVISION,  
OUT OF THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS       §  
COUNTY OF WILLIAMSON   §

I, A.S. EVANS, PRESIDENT RADSTOCK, GENERAL PARTNER WITH SOMERSET PARTNERS, LTD, AS OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2006020602 OF THE OFFICIAL PUBLIC 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 TRACT 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 AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SUNSET RIDGE".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

A.S. EVANS, PRESIDENT RADSTOCK, GENERAL PARTNER WITH SOMERSET PARTNERS, LTD  
512 W. MLK BLVD #307  
AUSTIN, TEXAS 78701

THE STATE OF TEXAS       §  
COUNTY OF WILLIAMSON   §   KNOW ALL MEN BY THESE PRESENTS   §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD,  
BY A.S. EVANS, AUTHORIZED SIGNER FOR SOMERSET PARTNERS, LTD, ON BEHALF OF SAID SOMERSET PARTNERS, LTD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NOTES

- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- A SEVEN AND A HALF FOOT (7.5') P.U.E. ABUTTING ALL LOT SIDE AND REAR LOT LINES IS HEREBY DEDICATED EXCEPT WHERE A TEN FOOT (10') P.U.E. SHALL ABUT THE SOUTH LOT LINES OF LOT 2 AND LOT 3 IS HEREBY DEDICATED.
- 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. 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.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 1, 2 AND 3 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. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY HAYNIE CONSULTING, INC., DATED JANUARY 2, 2020.
- 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.
- 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.
- THIS SUBDIVISION IS EXEMPT 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.
- NO STRUCTURE OF LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. 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.
- NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS. THE 100-YEAR FLOOD ZONE AREA SHOWN ON THIS PLAT WAS DETERMINED BY DRAINAGE STUDY NO. 800-18-01-DRN.DOC, PREPARED BY HCI, INC ON DECEMBER 30, 2019. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE NATURAL DRAINAGE WAY SHOWN ON THIS PLAT.
- LOTS 1, 2 AND 3 OF THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.
- SUNSET RIDGE ROAD IS AN EXISTING PRIVATE EASEMENT AND THEREFORE IS NOT MAINTAINED BY WILLIAMSON COUNTY.
- NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS THERE IS DIRECT ACCESS TO A PUBLIC OR PRIVATE ROAD CONSTRUCTED TO COUNTY STANDARDS.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

METES AND BOUNDS DESCRIPTION

BEING A 14.457 ACRE (629,734 SQ. FT.) TRACT OF LAND IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417 IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO SOMERSET PARTNERS, LTD, AS "TRACT 3", AS RECORDED IN DOCUMENT NUMBER 2006020602 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.), SAID 14.457 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS: (BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED FROM GPS VECTORS; DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985609; PARENTHETICAL BEARINGS AND DISTANCES REFER TO RECORD INFORMATION WHERE IT DIFFERS FROM MEASURED);

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "HAYNIE CONSULTING" found at the Northeast corner of Lot 59, Block 'A', "Rancho Santa Fe Section 2", a subdivision recorded in Document No. 2019072957, O.P.R.W.C., also being a point in the South line of Lot 62, Block 'A' of said subdivision, for the Northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE**, North 79 degrees 29 minutes 01 seconds East, (S 80°49'00" W), with a Southerly boundary line of said "Rancho Santa Fe Section 2", a distance of 823.36, (824.68), feet to a 1/2-inch iron rod with a plastic cap stamped "HAYNIE CONSULTING" found in the West line of Lot 52, of "The Carrington Ranch Phase 1", a subdivision recorded in Cabinet F, Slide 354 of the Plat Records of Williamson County, Texas (P.R.W.C.) for the Southeast corner of Lot 66, Block 'A' of said "Rancho Santa Fe Section 2", and for the Northeast corner of this tract;

**THENCE**, with Westerly boundary lines of said "The Carrington Ranch Phase 1", the following four (4) courses and distances:

- South 20 degrees 34 minutes 29 seconds East, (N 19°22'32" W), a distance of 85.89, (83.73), feet to a calculated point in a 17 inch Live Oak tree, from which a 60D nail found bears N 25°28'05" E, a distance of 2.04 feet;
- South 07 degrees 24 minutes 32 seconds East, (N 05°52'24" W), a distance of 45.54, (47.54) feet to a calculated point in a 16 inch Elm tree, from which a 60D nail found bears S 64°25'13" W, a distance of 1.05 feet;
- South 01 degrees 07 minutes 34 seconds West, (N 02°25'57" E), a distance of 69.68, (69.93), feet to a calculated point from which a 1/2-inch iron rod found bears S 59°48'39" W, a distance of 1.20 feet;
- South 21 degrees 03 minutes 52 seconds East, (N 19°43'06" W), a distance of 499.21, (498.97), feet to a 1/2-inch iron rod found in the west line of Lot 51 of said "The Carrington Ranch Phase 1", being the Northeast corner of a called 10.260 acre tract ("Tract 2") conveyed to Somerset Partners, LTD, as recorded in Document No. 2006020602, O.P.R.W.C. and the Southeast corner of this tract;

**THENCE**, South 75 degrees 51 minutes 03 seconds West, (N 77°11'40" E), with the North line of said called 10.260 acre tract ("Tract 2"), being the South line of this tract, passing at a distance of 928.78 feet a 1/2-inch iron rod found in the Easterly line of a 40 feet wide Access Easement described in Volume 728, Page 578, Deed Records of Williamson County, Texas (D.R.W.C.), in all a total distance of 948.87, (949.98), feet to a 60D nail found the East line of Lot 54, Block 'A' of said "Rancho Santa Fe Section 2", also being the Northwest corner of said called 10.260 acre tract ("Tract 2") for the Southwest corner of this tract;

**THENCE**, North 07 degrees 56 minutes 14 seconds West, (S 06°29'38" E), with the East line of said "Rancho Santa Fe Section 2", being the West line of this tract, a distance of 749.94, (749.77), feet to the **POINT OF BEGINNING** and containing a computed area of 14.457 acres, (629,734 sq. ft.), of land.

WILLIAMSON COUNTY ONSITE SEWAGE FACILITIES (OSSF) NOTES:

- ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- PRIOR TO ANY CHANNEL ALTERATIONS, BRIDGE CONSTRUCTION, FILL, DREDGING, CHANNEL IMPROVEMENT, STORAGE OF MATERIALS OR ANY OTHER CHANGE OF THE 100 YEAR FLOODPLAIN LOCATED WITHIN THE BLUE LINE (SURVEY) AN APPLICATION FOR FLOODPLAIN DEVELOPMENT PERMIT WITH A DESCRIPTION OF THE EXTENT TO WHICH THE WATERCOURSE OR NATURAL DRAINAGE WILL BE ALTERED OR RELOCATED AS A RESULT OF THE PROPOSED DEVELOPMENT MUST BE SUBMITTED TO AND APPROVED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. ALL SPECIFICATIONS AND DETAILS NECESSARY FOR COMPLETE REVIEW MUST BE PROVIDED.
- PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OR MAP AMENDMENT MUST BE SUBMITTED TO AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS AND OTHER DEVELOPMENT IS PERMITTED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES PERFORMED IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.
- ALL RESIDENTIAL LOTS ARE 1 ACRE OR GREATER IN SIZE.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN FOR LOTS 1 AND 2. LOT 3 WATER SERVICE IS PROVIDED BY AN EXISTING WELL.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- ON SITE SEWAGE FACILITY DISPOSAL FIELDS SHALL BE SET BACK FROM DRAINAGE WAYS, DRAINAGE EASEMENTS, AND WATER COURSES A DISTANCE OF 25, 50 OR 75 FEET AS SHOWN HEREON AND AS DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY WILLIAMSON COUNTY.
- THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLUTION ABATEMENT PLAN (WPAP) IS NOT REQUIRED.

PLOTTED BY: kscott  
PLOT TIME: Aug 11, 2020 - 8:45am  
DRAWING: A-001.dwg  
PROJECT: 1904-1902 Sunset Ridge Prelim Plat.dwg  
FOLDER: 1904-1902 Sunset Ridge Prelim Plat.dwg  
FOLDER: 1904-1902 Sunset Ridge Prelim Plat.dwg



**HAYNIE  
CONSULTING, INC.**  
Civil Engineers and Land Surveyors  
1010 Provident Lane  
Round Rock, Texas 78664-3276  
Ph: 512-837-2446 Fax: 512-837-9463  
TBPE FIRM # F-002411, TBPLS FIRM # 100250-00

SHEET NO.

3 OF 3

DRAWN BY: KS  
CHECKED BY: PY, BJ  
PROJ. #: 800-19-02