

LOCATION MAP
NOT TO SCALE

HILLSIDE AT COUPLAND -- UNIT 2			
LOT NUMBER	CULVERT DIA (in)	CULVERT LENGTH (FT)	SLOPE
1	18	22	3.5%
2	18	22	2.5%
3	18	22	1.5%
4	18	22	0.5%
5	18	22	2.2%
6	18	22	1.7%
7	24	22	1.1%
8	24	22	1.1%
9	24	22	0.6%
10,11,12 (SHARED)	24	22	0.9%
13	24	22	1.4%
14	30	22	0.9%
15	30	22	1.0%
16	30	22	1.0%
17	30	22	1.0%

The culvert sizes were based on the 10-yr flows and 20% impervious cover and existing conditions for the properties along County Road NO. 461

FINAL 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. 48491C0725F DATED 12/20/2019.

BENCHMARK: (TIED TO NGS H 805)

GENERAL PRELIMINARY NOTES: THIS PLAT LIES IN EMERGENCY SERVICES DISTRICT #10.

THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ. 25' BUILDING 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 SEWAGE FACILITIES.

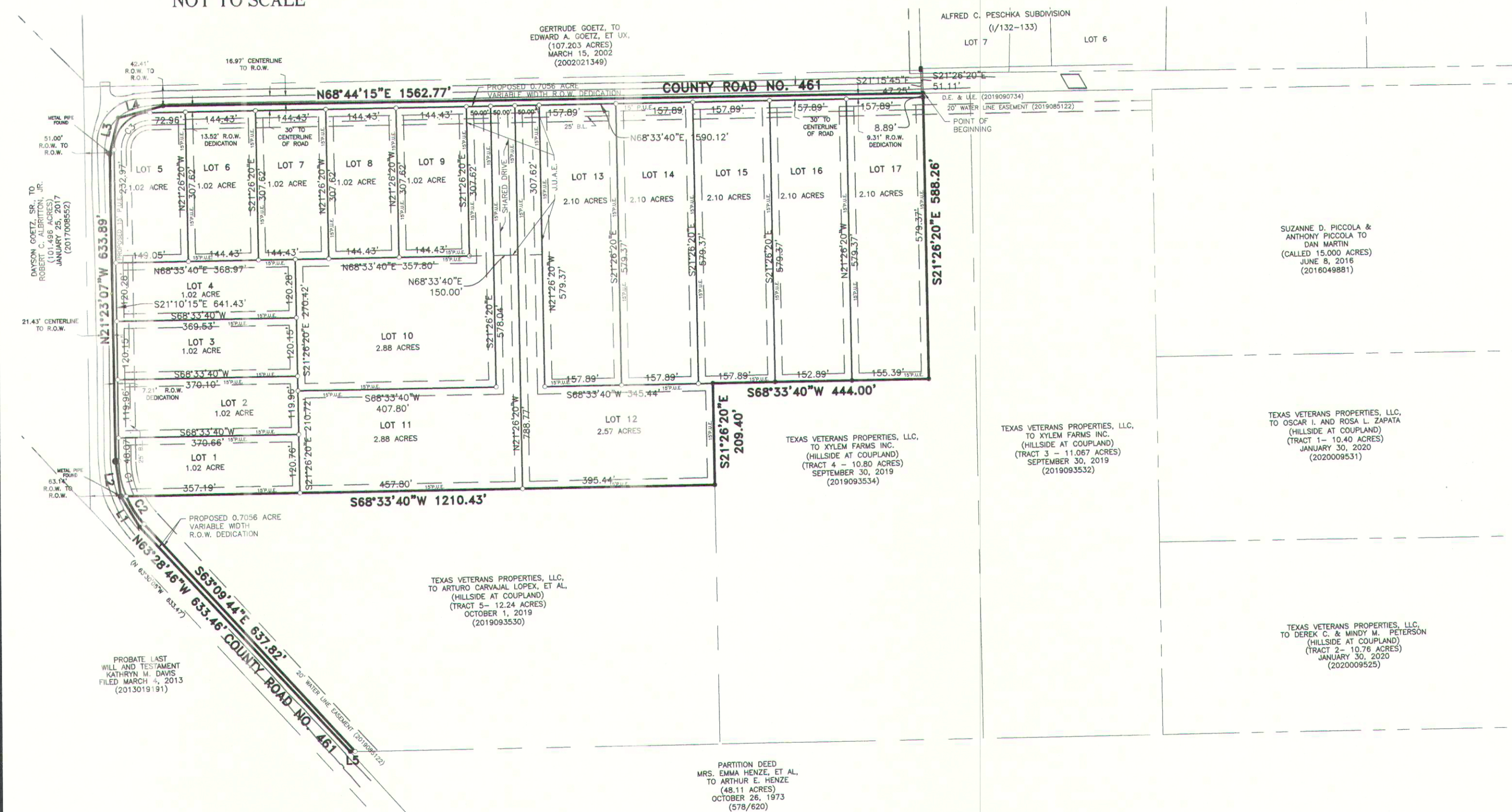


SCALE: 1" = 200'



LEGEND

- IRON ROD FOUND CAPPED UNLESS OTHERWISE NOTED
- IRON ROD FOUND UNLESS OTHERWISE NOTED
- 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
- J.U.A.E. JOINT USE ACCESS EASEMENT



CURVE TABLE				
Curve #	Length	Radius	Central Angle	Chord Bearing
C1	74.42'	195.00'	21°52'04"	S32°06'17"E
C2	68.49'	195.00'	20°07'25"	S53°06'01"E
C3	117.46'	75.00'	89°43'55"	S23°41'43"W

Line Table		
Line #	Direction	Length
L1	N51° 39' 42"W	73.61'
L2	N26° 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'

A 28.715 ACRE (1,250,802 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE HENRY H. WHEELER SURVEY, ABSTRACT NO. 672, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF AN 83.833 ACRE TRACT CONVEYED TO TEXAS VETERANS PROPERTIES, LLC IN DOCUMENT NO. 2019049240, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT), DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 461 (R.O.W. VARIES), BEING THE NORTHEAST CORNER OF THE REMAINDER OF SAID 83.833 ACRE TRACT, THE MOST WESTERN NORTHEAST CORNER OF A 10.80 ACRE TRACT (TRACT 4) CONVEYED TO XYLEM FARMS INC. IN DOCUMENT NO. 2019093534, OPRWCT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID REMAINDER OF 83.833 ACRE TRACT AND SAID 10.80 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. S21°26'20"E, A DISTANCE OF 588.26 FEET TO AN IRON ROD WITH CAP FOUND;
2. S68°33'40"W, A DISTANCE OF 444.00 FEET TO AN IRON ROD WITH CAP FOUND;
3. S21°26'20"E, A DISTANCE OF 209.40 FEET TO AN IRON ROD WITH CAP FOUND FOR THE MOST WESTERN SOUTHEAST CORNER OF SAID REMAINDER OF 83.833 ACRE TRACT, ALSO BEING IN THE WESTERN LINE OF SAID 10.80 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A 12.24 ACRE TRACT (TRACT 5) CONVEYED TO ARTURO CARVAJAL LOPEX, ET AL IN DOCUMENT NO. 2019093530, OPRWCT, FOR THE MOST WESTERN SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID REMAINDER OF 83.833 ACRE TRACT AND SAID 12.24 ACRE TRACT, S68°33'40"W, A DISTANCE OF 1210.43 FEET TO AN IRON ROD WITH CAP MARKED "ATWELL LLC" SET ON THE ARC OF A CURVE TO THE LEFT, BEING AN ANGLE POINT OF SAID REMAINDER OF A 83.833 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 12.24 ACRE TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID REMAINDER OF 83.833 ACRE TRACT AND SAID 12.24 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 195.00 FEET, AN ARC DISTANCE OF 68.49 FEET, A CENTRAL ANGLE OF 20°07'25", AND A CHORD BEARING S53°06'01"E, A DISTANCE OF 68.14 FEET TO AN IRON ROD WITH CAP MARKED "ATWELL LLC" SET;
2. S63°09'44"E, A DISTANCE OF 637.82 FEET TO AN IRON ROD WITH CAP MARKED "ATWELL LLC" SET AT AN ANGLE POINT OF SAID REMAINDER OF 83.833 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 12.24 ACRE TRACT AND BEING IN THE NORTH LINE OF A 48.11 ACRE TRACT CONVEYED TO ARTHUR E. HENZE IN VOLUME 578, PAGE 620, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWCT);

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID REMAINDER OF 83.833 ACRE TRACT AND SAID 48.11 ACRE TRACT, S68°29'06"W, A DISTANCE OF 9.89 FEET TO AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 461, BEING THE SOUTHERNMOST SOUTHWEST CORNER OF SAID REMAINDER OF A 83.833 ACRE TRACT, THE NORTHWEST CORNER OF SAID 48.11 ACRE TRACT, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID REMAINDER OF 83.833 ACRE TRACT AND SAID COUNTY ROAD NO. 461, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

1. N63°28'46"W, A DISTANCE OF 633.46 FEET TO AN IRON ROD FOUND;
2. N51°39'42"W, A DISTANCE OF 73.61 FEET TO A METAL PIPE FOUND;
3. N28°51'22"W, A DISTANCE OF 72.94 FEET TO AN IRON ROD WITH CAP FOUND;
4. N21°23'07"W, A DISTANCE OF 633.89 FEET TO A METAL PIPE FOUND, FOR THE MOST SOUTH NORTHEAST CORNER OF SAID REMAINDER OF 83.833 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;
5. N06°58'07"W, A DISTANCE OF 75.38 FEET TO AN IRON ROD FOUND;
6. N54°27'00"E, A DISTANCE OF 95.43 FEET TO AN IRON ROD WITH CAP MARKED "ATWELL LLC" SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 461, FOR THE NORTHERNMOST NORTHEAST CORNER OF SAID REMAINDER OF 83.833 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID REMAINDER OF 83.833 ACRE TRACT AND SAID COUNTY ROAD NO. 461, N68°44'15"E, A DISTANCE OF 1562.77 FEET TO THE POINT OF BEGINNING, CONTAINING 28.715 ACRES OR 1,250,802 SQUARE FEET, MORE OR LESS.

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

PROJECT: FINAL PLAT HILLSIDE AT COUPLAND - UNIT 2
JOB NUMBER:
DATE: APRIL 2020
SCALE: 1" = 200'
SURVEYOR: ROBERT GERTSON, RPLS 6367
TECHNICIAN: GTM

ATWELL
866.850.4200 www.atwell-group.com
3815 N. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
512.804.0505

FINAL PLAT
HILLSIDE AT COUPLAND - UNIT 2
HENRY H. WHEELER SURVEY ABSTRACT NO. 672
WILLIAMSON COUNTY, TEXAS

SHEET
1
OF 2

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

I, RUSSELL SPILLERS, MANAGING MEMBER OF TEXAS VETERANS PROPERTIES, LLC, OWNER OF THAT CERTAIN 83.833 ACRE 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, 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 "FINAL PLAT HILLSIDE AT COUPLAND - UNIT 2"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF September, 2020

RUSSELL SPILLERS, MANAGING MEMBER
TEXAS VETERANS PROPERTIES, LLC,
8127 MESA DRIVE #206-53
AUSTIN, TEXAS 78759
RUSSELL SPILLERS [RUSSELLSPILLERS@GMAIL.COM]
CELL: 512-814-7357

OWNER'S RESPONSIBILITIES
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.

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RUSSELL SPILLERS, 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.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18th DAY OF September, 2020 A.D.,

NOTARY PUBLIC SIGNATURE
Kelley Clampitt
NOTARY PUBLIC PRINT OR TYPE NAME
MY COMMISSION EXPIRES: 4/3/23



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

TOWERS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, 1703 W. 11TH ST., AUSTIN TX 78703, AMBER TOWERS AS MANAGING MEMBER, LIEN HOLDER OF THE CERTAIN 83.833 ACRE 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, 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 "FINAL PLAT HILLSIDE AT COUPLAND - UNIT 2"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 18th DAY OF September, 2020

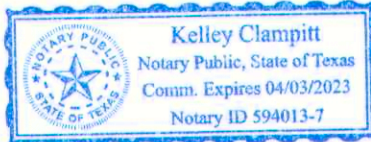
Amber Towers
TOWERS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY
1703 W. 11TH ST., AUSTIN, TX 78703
AMBER TOWERS, MANAGING MEMBER

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOWERS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY 1703 W. 11TH ST., AUSTIN, TX 78703 AMBER TOWERS, MANAGING MEMBER, 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.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 18th DAY OF September, 2020 A.D.,

NOTARY PUBLIC SIGNATURE
Kelley Clampitt
NOTARY PUBLIC PRINT OR TYPE NAME
MY COMMISSION EXPIRES: 4/3/23



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

LAKELINE OFFICE CONDOMINIUM PARTNERSHIP, A TEXAS JOINT VENTURE, 200 NORWOOD COVE, GEORGETOWN, TEXAS, 78628, ANDY VAUGHN AS GENERAL PARTNER, LIEN HOLDER OF THE CERTAIN 83.833 ACRE 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, 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 "FINAL PLAT HILLSIDE AT COUPLAND - UNIT 2"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17 DAY OF Sept, 2020

Andrew Vaughn
LAKELINE OFFICE CONDOMINIUM PARTNERSHIP, A TEXAS JOINT VENTURE,
200 NORWOOD COVE, GEORGETOWN, TEXAS, 78628,
ANDY VAUGHN AS GENERAL PARTNER,

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LAKELINE OFFICE CONDOMINIUM PARTNERSHIP, A TEXAS JOINT VENTURE, 200 NORWOOD COVE, GEORGETOWN, TEXAS, 78628, ANDY VAUGHN AS GENERAL PARTNER,, 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.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 17 DAY OF Sept, 2020 A.D.,

NOTARY PUBLIC SIGNATURE
Misty Holder
NOTARY PUBLIC PRINT OR TYPE NAME
MY COMMISSION EXPIRES: 08-31-2021



GENERAL NOTES:

1. THIS PLAT LIES IN WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT 10.

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

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

4. 25' BUILDING SETBACK LINES ALONG COUNTY ROAD 461.

5. 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.

6. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.

7. SEWAGE SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

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

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

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

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

12. 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

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

14. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THEN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICH EVER IS LESS.

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

16. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET 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 ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

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

18. 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 SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

19. 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.

20. 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 REMAIN WITH THE OWNER.

21. 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.

22. J.U.A.E. MAINTENANCE: IN CONSIDERATION FOR THE GRANT OF RIGHTS UNDER THE EASEMENT, EACH LOT OWNER IS RESPONSIBLE FOR ALL FUTURE MAINTENANCE AND REPAIR OF THE EASEMENT, INCLUDING:

A) COOPERATING WITH OTHER LOT OWNERS TO CONTRIBUTE, ON A PRO RATA BASIS WITH OTHER LOT OWNERS, ANY MONIES NECESSARY TO MAINTAIN, IMPROVE, AND REPAIR THE EASEMENT SO THAT IT SHALL REMAIN AT ALL TIMES IN A GOOD AND PASSABLE CONDITION, TO ALLOW FOR CONVENIENT AND SAFE VEHICULAR INGRESS AND EGRESS TO AND FROM THE LOTS. DECLARANT SHALL HAVE NO FUTURE RESPONSIBILITY FOR THE MAINTENANCE, IMPROVEMENT, REPAIR OR REPAVING OF THE EASEMENT.

B) KEEP THE EASEMENT FREE AND CLEAR OF ANY CONSTRUCTION, FENCING AND LANDSCAPING EQUIPMENT OR MATERIALS, VEHICLE PARKING IS NOT ALLOWED ON THE EASEMENT. NO LOT OWNER SHALL CAUSE OR PERMIT ANY OBSTRUCTION ON THE EASEMENT.

C) KEEP HIS OR HER LOT MOWED, MAINTAINED AND FREE OF TRASH OR DEBRIS.

23. J.U.A.E. ENFORCEMENT: THE DECLARANT AND EACH LOT OWNER SHALL HAVE THE RIGHT TO ENFORCE, BY ANY PROCEEDING AT LAW OR IN EQUITY, ALL CONDITIONS AND RESERVATIONS IMPOSED BY THIS DECLARATION. DECLARANT SHALL NOT HAVE AN OBLIGATION TO ENFORCE ANY OF THESE PROVISIONS AT LAW OR IN EQUITY, AND NOTHING HEREIN SHALL BE CONSTRUED AS COMPELLING THE DECLARANT TO ENFORCE ANY OF THESE PROVISIONS. FAILURE TO ENFORCE ANY OF THESE PROVISIONS SHALL NOT BE DEEMED A WAIVER OF THE RIGHT OF ENFORCEMENT EITHER WITH RESPECT TO THE VIOLATION IN QUESTION OR ANY OTHER VIOLATION. ANY WAIVER OF A RIGHT UNDER THIS DOCUMENT MUST BE IN WRITING AND SIGNED BY THE PARTY TO BE BOUND IN ORDER TO BE ENFORCED.

24. DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.

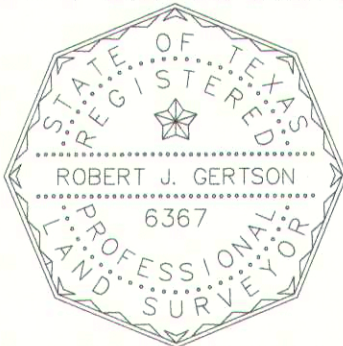
25. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

26. LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSLY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.

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

I, 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 THE PLAT.

ROBERT GERTSON
REGISTERED 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



FLOOD NOTE:

NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0725F DATED 12/20/2019.

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0725F, EFFECTIVE DATE DECEMBER 20, 2019 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 IN THIS VICINITY.

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

I, THE UNDERSIGNED, MARK T. ZUPAN, P.E. (A REGISTERED PROFESSIONAL ENGINEER) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT; AND THAT ALL ASPECT OF IT 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.

Adam D Boatright
MARK T. ZUPAN, P.E.
TEXAS LICENSED PROFESSIONAL ENGINEER NO. 128994
ATWELL, LLC, TBPE NO. 12242
3815 S. CAPITAL OF TEXAS HWY, SUITE 300
AUSTIN, TX 78704



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.

Adam D Boatright
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER
DATE September 23, 2020
For J. Terron Evertson

ROAD NAME AND 911 ADDRESSING APPROVAL
ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 16 DAY OF September, 2020 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
COUNTY JUDGE'S APPROVAL

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLIAMSON §

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
WILLIAMSON COUNTY, TEXAS
DATE

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

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

BY: _____, DEPUTY

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

PROJECT:	FINAL PLAT HILLSIDE AT COUPLAND - UNIT 2
JOB NUMBER:	
DATE:	APRIL 2020
SCALE:	
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	GTM

**ATWELL**
866.850.4200 www.atwell-group.com
3815 N. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
512.804.0505

FINAL PLAT
HILLSIDE AT COUPLAND - UNIT 2
HENRY H. WHEELER SURVEY ABSTRACT NO. 672
WILLIAMSON COUNTY, TEXAS

SHEET
2
OF 2