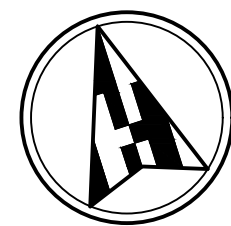
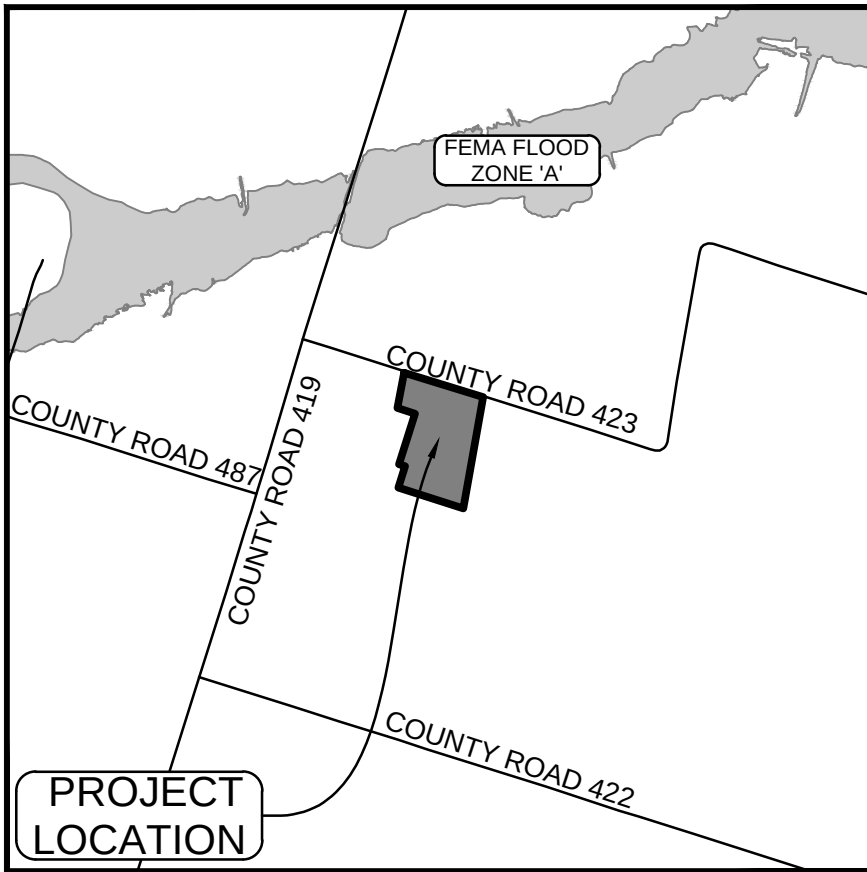


PRELIMINARY PLAT  
OF  
RANCHES AT PECAN CREEK SUBDIVISION



0 100 200  
SCALE: 1"=100'

BEARINGS CITED HEREON BASED ON STATE  
PLANE COORDINATES, GRID NORTH, CENTRAL  
ZONE, TEXAS NAD 83 (93).



VICINITY MAP  
SCALE=1"=2,000'

LEGEND

- IRON ROD SET, CAPPED "BTS"
- IRON ROD FOUND
- BENCHMARK
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY

NOTES:

1. LOTS 2, 3, 4, 7, 8, AND 9 MAY NOT BE FURTHER SUBDIVIDED.
2. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
3. A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 2, 3 AND 4. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "TIANNA DRIVE."
4. A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 7, 8 AND 9. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "KAMDIN DRIVE."
5. ALL LOTS SHALL BE 2 ACRES OR LARGER WITH A MAXIMUM IMPERVIOUS COVER OF 20%. NO DETENTION SHALL BE REQUIRED FOR THIS SUBDIVISION.

OWNER: SCOTT SENTENEY  
RANCHES AT PECAN CREEK, LLC.  
100 E WHITESTONE BLVD. STE 148 #218  
CEDAR PARK, TEXAS 78613  
PHONE 417.689.0707  
E-MAIL  
SSENTENEY@PREMIERLANDINVESTMENTS.COM

SURVEYOR: BRUCE BRYAN, RPLS  
BYRAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN  
TAYLOR, TEXAS 76574  
PHONE 512.352.9090  
E-MAIL BRUCE@BRYANTECHNICALSERVICES.COM

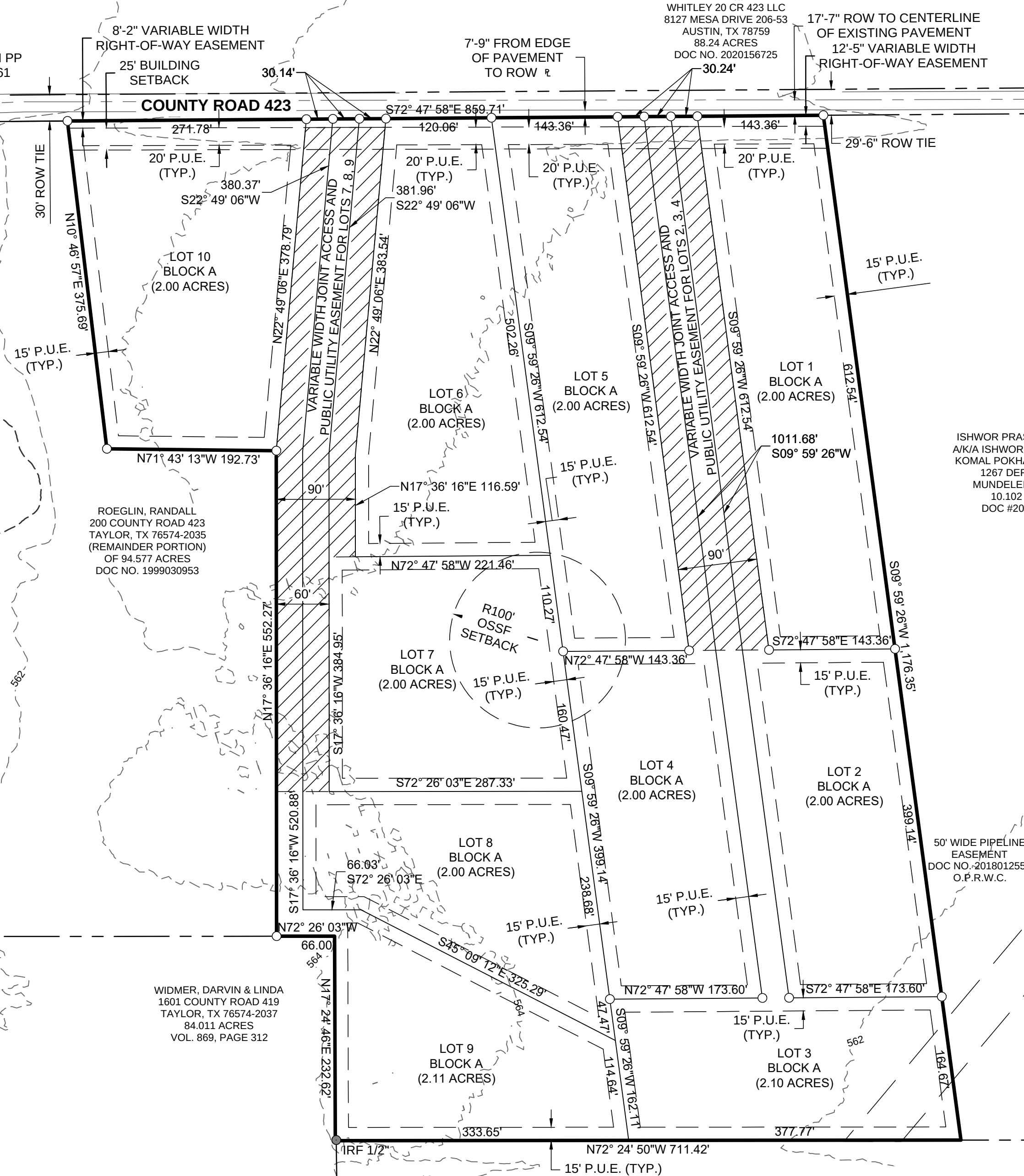
ENGINEER: JENNIFER HENDERSON, PE  
HENDERSON PROFESSIONAL ENGINEERS  
FIRM F-22208  
2431 PEARSON WAY  
ROUND ROCK, TEXAS 78681  
PHONE 512.350.6228  
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 3/8/2021

ORIGINAL SURVEY: PEDRO ZARAZA SURVEY  
ABSTRACT NO. 14

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR  
FLOOD PLAIN AS SHOWN ON FIRM PANEL  
48491C0375F, DATED DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED



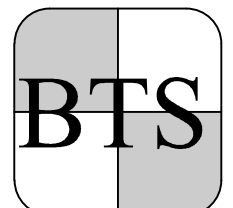
ISHWOR PRASAD ADHIKARI  
A/K/A ISHWOR ADHIKARI AND  
KOMAL POKHAREL IDHIKARI  
1267 DERBY LANE  
MUNDELEIN, IL 60060  
10.102 ACRES  
DOC #2021041581

50' WIDE PIPELINE  
EASEMENT  
DOC NO. 2018012552  
O.P.R.W.C.

WIDMER, DARVIN & LINDA  
1601 COUNTY ROAD 419  
TAYLOR, TX 76574-2037  
84.011 ACRES  
VOL. 869, PAGE 312

WILLIAM C. BRYAN  
751 COUNTY ROAD 405  
TAYLOR, TX 76574-5432  
125.63 ACRES  
DOC NO. 2006049719

BRYAN TECHNICAL SERVICES, INC.



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Civil Engineering

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