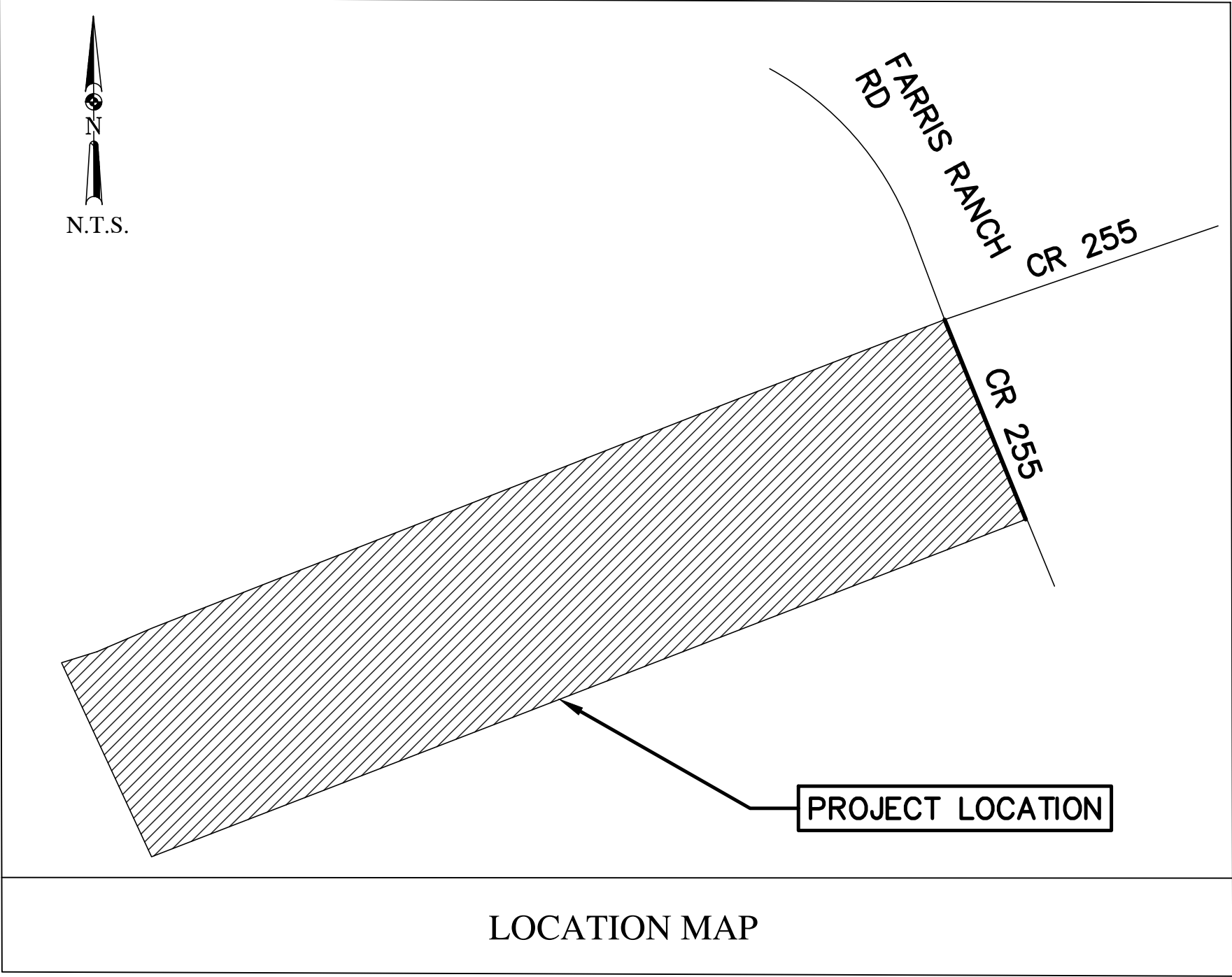


LOT COUNT: 4 LOTS



DEVELOPER: OWEN HOLDINGS, INC
6706 W. COURTYARD
AUSTIN, TEXAS 78730
JOE@OWENHOLDINGS.COM

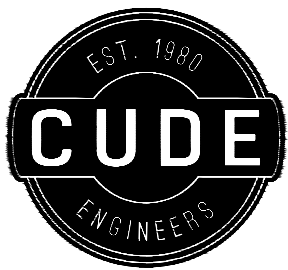
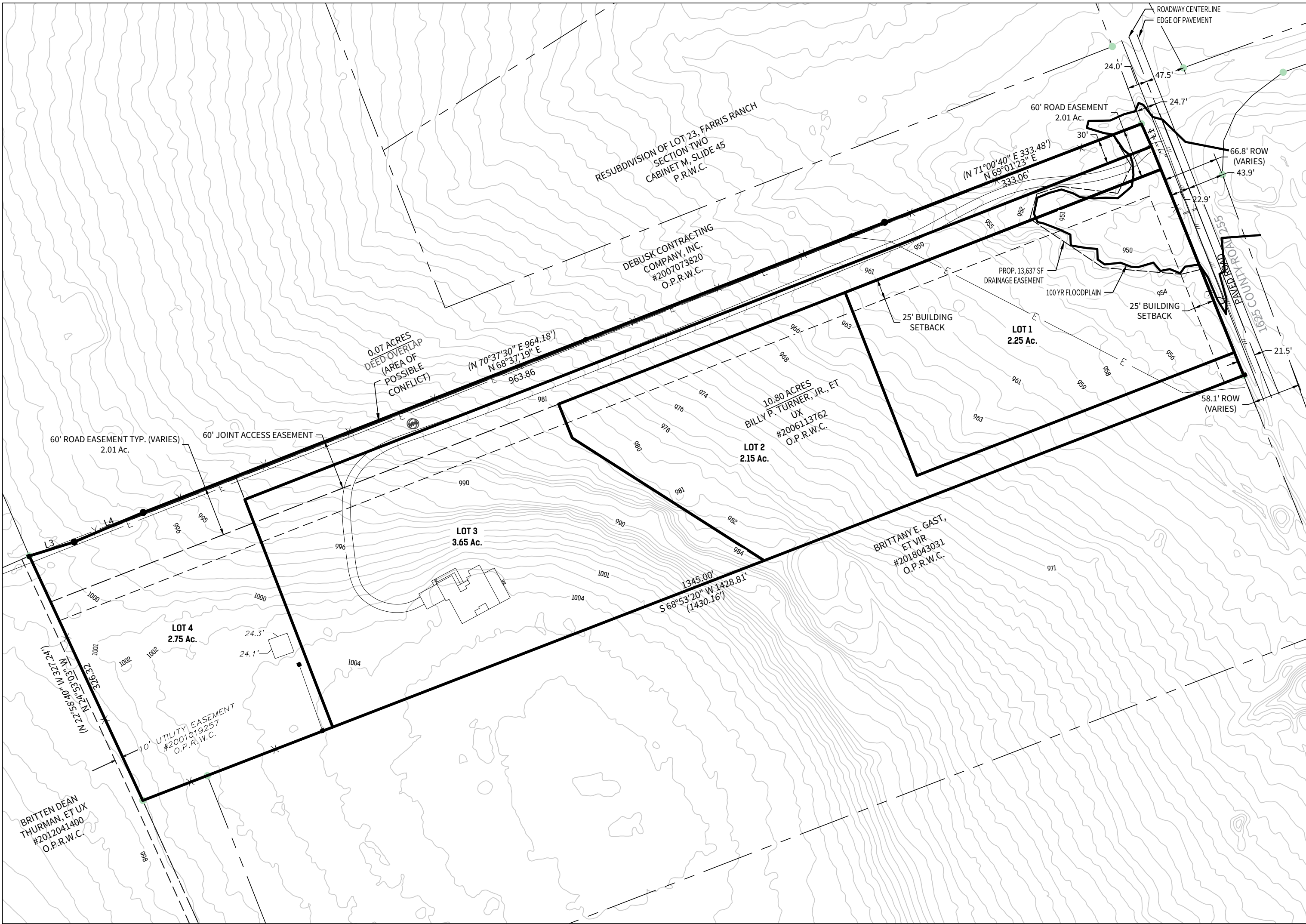
OWNER: LH 38 LLC
4718 MILL CREEK
DALLAS, TEXAS 75244
JOE@OWENHOLDINGS.COM

ENGINEER: CUDE ENGINEERS - AUSTIN, LLC
1620 LA JAITA DRIVE, STE. 250
CEDAR PARK, TEXAS 78613

AREA: 10.81 AC.
FEMA FIRM MAP: 48491C0275E, EFFECTIVE 09-26-2008

WASTEWATER SERVICE TO BE PROVIDED BY ON-SITE SEPTIC FACILITY.
POTABLE WATER SUPPLY: PUBLIC WATER SYSTEM (CITY OF GEORGETOWN)
AND/OR PRIVATE WELL.

DATE: 01/4/21
REVISED:



1620 LA JAITA DR., STE. 250
CEDAR PARK, TEXAS 78613
(512) 260 - 9100
TBPE FIRM REGISTRATION NO. F-19070
PROJECT # RA0327.001.0

1625 CR 255 PRELIMINARY PLAT

LOT COUNT: 4 LOTS

NOTES:

1. NO 100 YEAR FLOODPLAIN IS FOUND ON SITE PER FEMA FIRM PANEL 48491C0275E DATED 09/26/08.
2. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
3. WATER SERVICE FOR ALL LOTS OF THIS SUBDIVISION WILL BE PROVIDED BY PUBLIC WATER.
4. THE DRIVEWAY AT THE TIME OF THIS PLAT SHALL BE DIPPED DRIVES. DRAINAGE PATTERNS MAY CHANGE IN THE FUTURE DUE TO DEVELOPMENT IN THE AREA AND CULVERTS MAY BECOME NECESSARY. A REGISTERED PROFESSIONAL ENGINEER MUST SIZE ANY FUTURE CULVERTS WITHIN THE COUNTY RIGHT OF WAY.
5. DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.
6. LOTS 2, 3, AND 4 WILL TAKE ACCESS VIA THE 60' ACCESS EASEMENT. FOR ADDRESSING PURPOSES, THE ACCESS EASEMENT WILL BE NAMED 'COULTER COURT'.
7. ALL SHARED DRIVEWAYS ARE TO BE CONSTRUCTED, INSPECTED, AND APPROVED BY WILLIAMSON COUNTY PRIOR TO FINAL PLAT APPROVAL.
8. ALL LOTS SHALL HAVE LESS THAN 20% IMPERVIOUS COVER.
9. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
10. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT-OF-WAY THAN 60% OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS GREATER.
11. ONE-WAY 'CIRCULAR DRIVEWAYS SHALL BE PROHIBITED ONTO C.R. 255.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 24°06'28" E	33.45'
L2	S 21°53'28" E	295.41'
L3	N 72°38'25" E	56.86'
L4	N 66°52'59" E	90.92'
RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 22°14'00" E	33.46'
L2	S 20°01'00" E	295.48'
L3	N 75°31'40" E	57.44'
L4	N 69°08'00" E	90.88'

