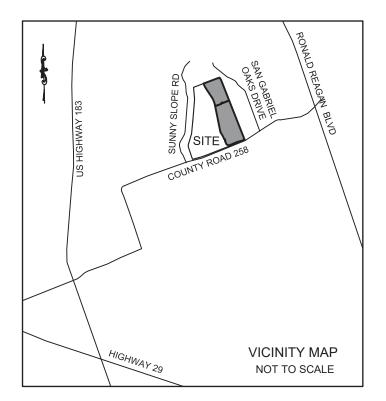
FINAL PLAT OF

TESORO SUBDIVISION, SECTIONS TWO AND FOUR

BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.



DATE: MARCH 26, 2019

OWNER/DEVELOPER:

TRIBAR LP6, LIMITED PARTNERSHIP P.O. BOX 66603 AUSTIN, TEXAS 78766

HAYNIE CONSULTING, INC. 1010 PROVIDENT LANE ROUND ROCK, TEXAS 78664 PHONE: (512) 837-2446 FAX: (512) 837-9463 tehaynie@haynieconsulting.com

SECTION FOUR:

ACRES: 19.175 ACRES

NUMBER OF LOTS: 16

NUMBER OF BLOCKS: 2

AREA OF SMALLEST LOT: 1.00 ACRE

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

ENGINEER/SURVEYOR:

SUMMARY:

SURVEY: B. MANLOVE, ABSTRACT NO. 417 TOTAL ACRES: 55.631 ACRES OUT OF A CALLED 170.84 ACRES IN VOL. 2519, PAGE 648, D.R.W.C. TOTAL NUMBER OF LOTS: 40

NUMBER OF BLOCKS: 2

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

SECTION TWO:

ACRES: 36.456 ACRES NUMBER OF LOTS: 24

NUMBER OF BLOCKS: 1 AREA OF SMALLEST LOT : 1.00 ACRES PROPOSED USE: SINGLE FAMILY RESIDENTIAL

STREET DESIGN: (ALL STREETS ARE PUBLIC)

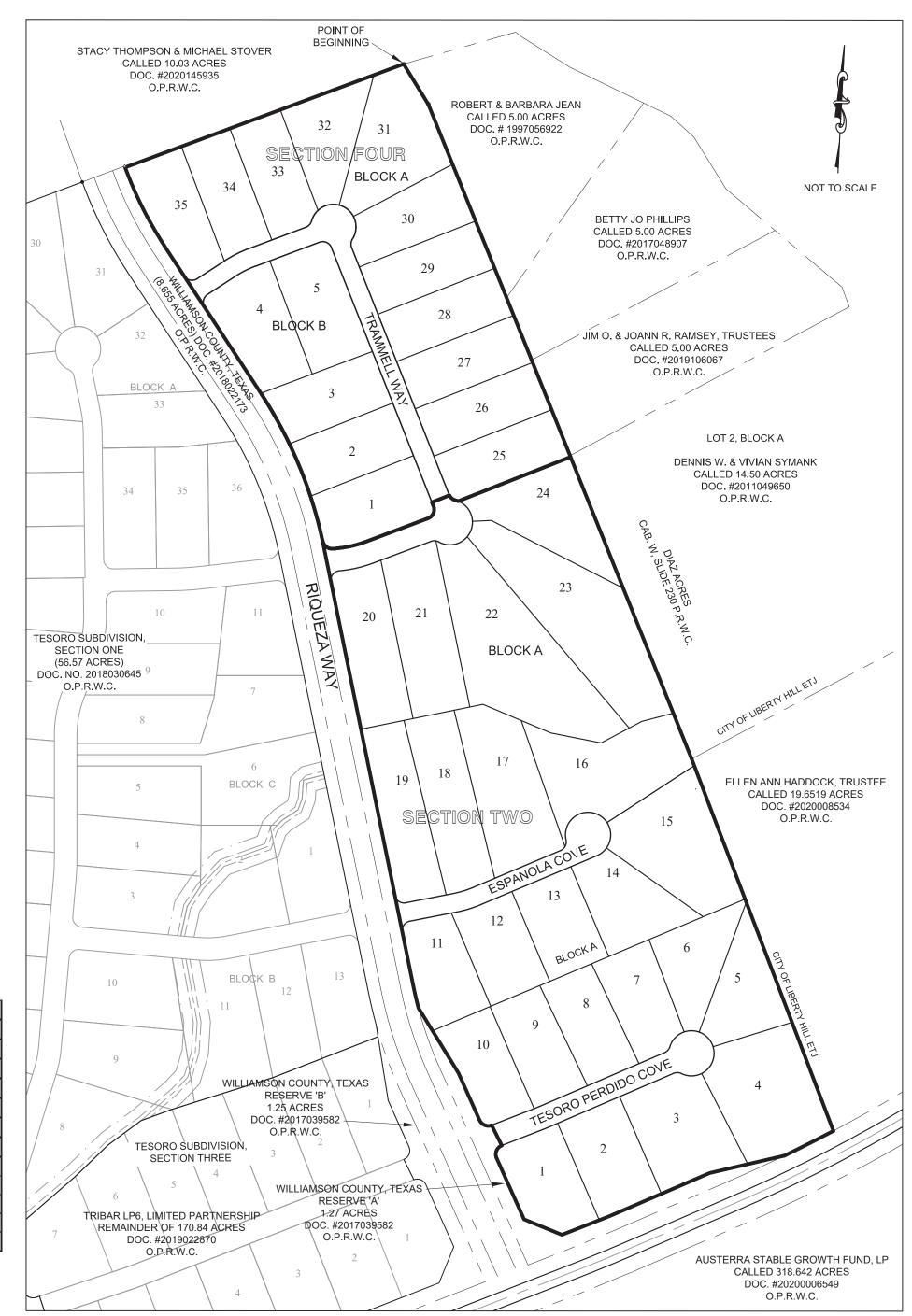
NAME	LENGTH	SPEED	ROW	PVMT.	CLASS
ESPANOLA COVE	583 LF	25 MPH	50'	26'	LOCAL
TESORO PERDIDO COVE	561 LF	25 MPH	50'	26'	LOCAL
TRAMMELL WAY	1,596 LF	25 MPH	50'	26'	LOCAL
RIQUEZA WAY	3,139 LF	45 MPH	120'	24'	ARTERIAL

SUBDIVISION NOTES:

- 1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CITY OF GEORGETOWN, WESTERN
- SEWER SERVICE FOR THIS SUBDIVISION PROVIDED BY ON SITE SEWAGE FACILITY.
 MAX IMPERVIOUS COVERAGE PER LOT: SEE TABLE BELOW
- STORM WATER DETENTION IS REQUIRED IF TOTAL IMPERVIOUS COVERAGE EXCEEDS 20%.
- ALL DWELLING 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 OF WILLIAMSON COUNTY AS OF THE DATE OF APPLICATION.
- 6. ALL ONSITE SANITARY SEWER FACILITIES SHALL BE PLACED GREATER THAN 100 FEET FROM ANY EXISTING PRIVATE WELL PER COUNTY AND TCEQ REGULATIONS.
- 7. ALL PUBLIC ROADWAYS AND EASEMENTS, AS SHOWN ON THE PLAT, ARE FREE OF LIENS.
- REQUIRED RELEASE OF LIENS SHALL BE PROVIDED TO THE COMMISSIONERS' COURT.

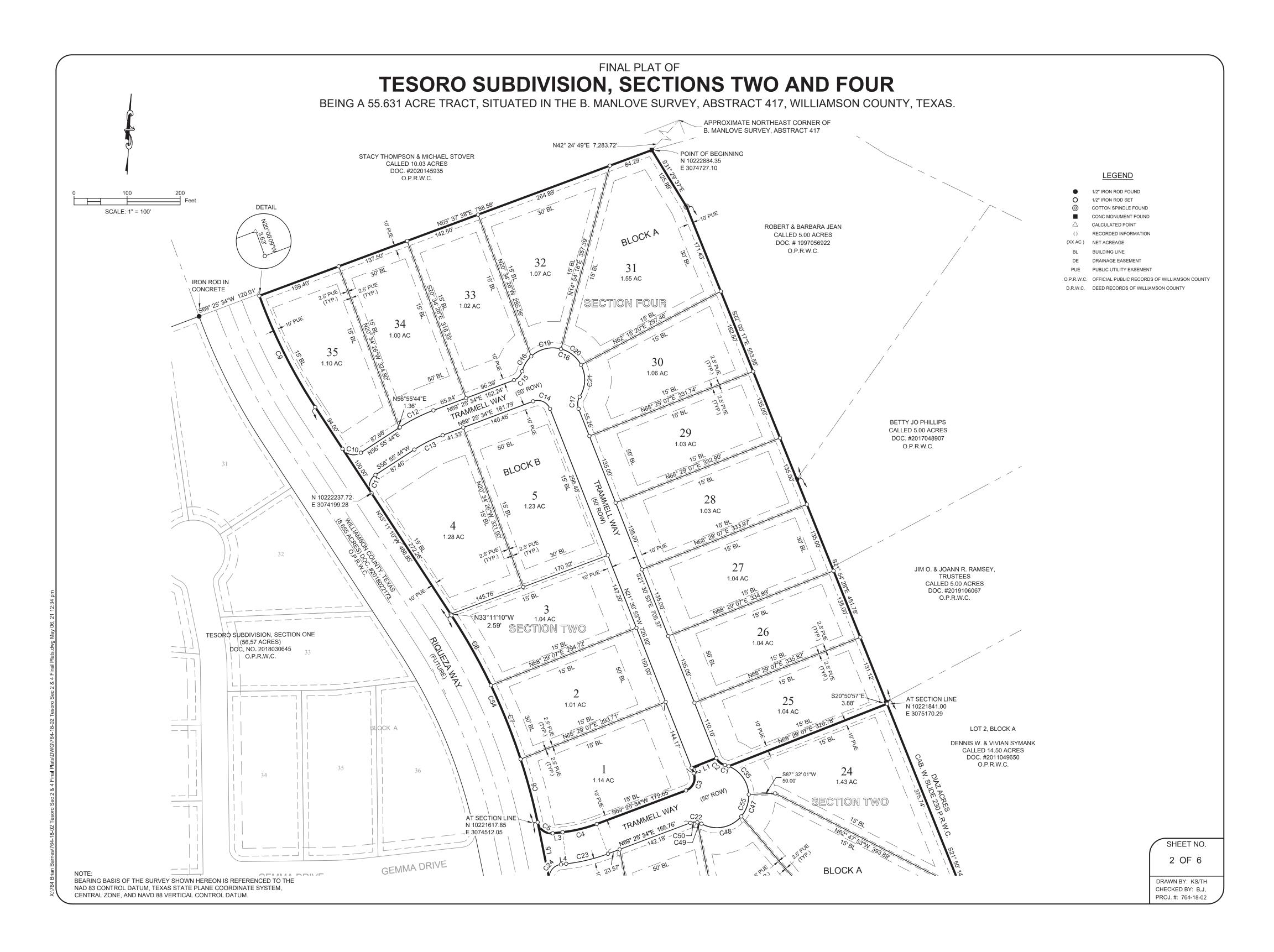
IMPERVIOUS COVER TABLE					
	Square Feet	Acres	Percent		
Riqueza Way R.O.W.	249267	5.722	9.33%		
Tesoro Sec. 2	1588009	36.456	59.42%		
Tesoro Sec. 4	835283	19.175	31.25%		
Total Water Quality Area	2672558	61.353	100.00%		
Allowable I.C. @ 20% I.C.	534512	12.271	20.00%		
Total Tesoro (Phase 2-4)					
Number of Lots	40	-	-		
IC per Lot	7850	0.180	0.29%		
Total IC for 40 Lots	314000	7.208	11.75%		
Total IC Right-of-Way Phase 2 & 4, Riqueza Way	215708	4.952	8.07%		
Total Impervious Cover Phase 2 & 4, Riqueza Way	529708	12.160	19.82%		

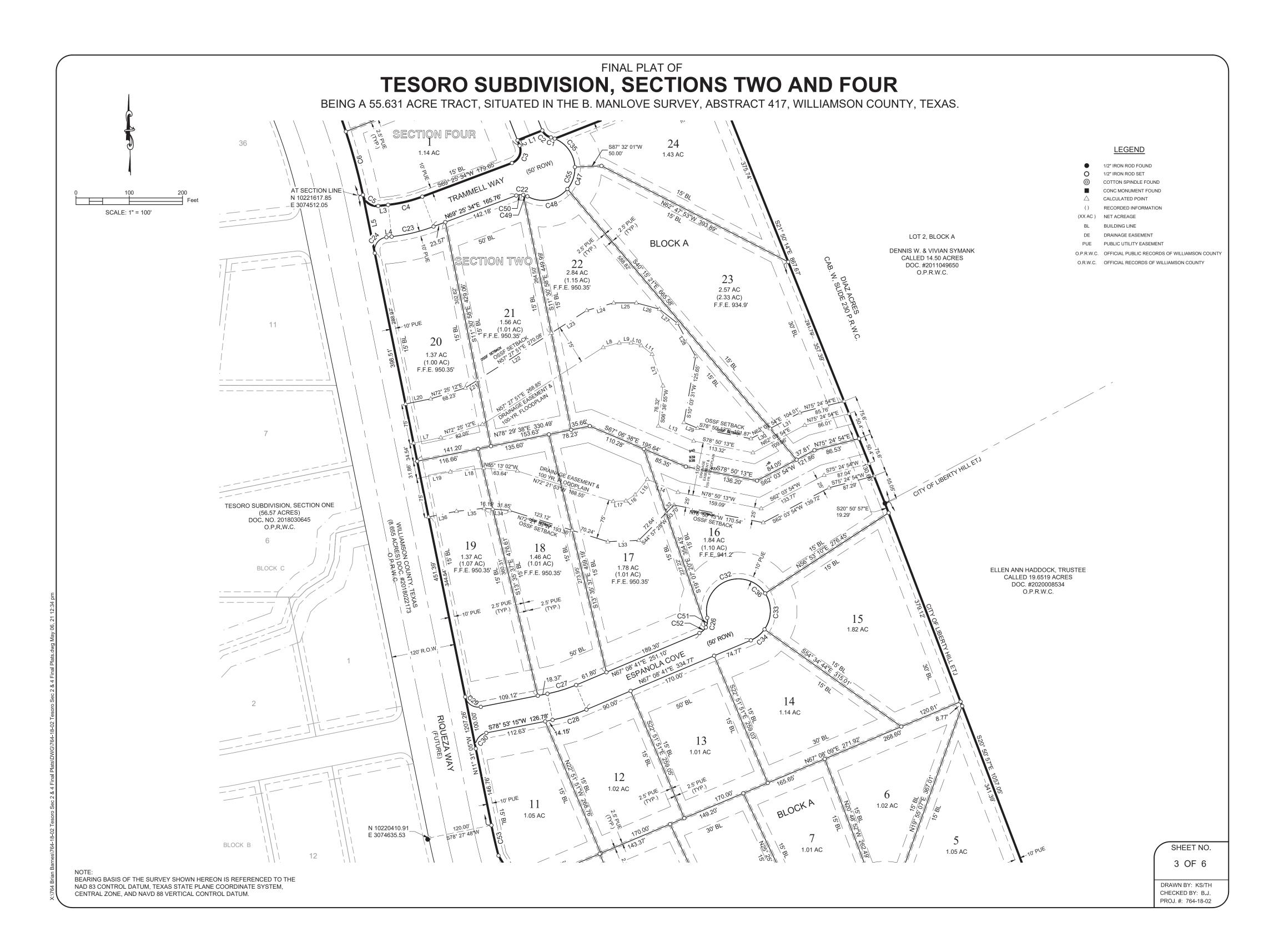
BEARING BASIS OF THE SURVEY SHOWN HEREON IS REFERENCED TO THE NAD 83 CONTROL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, AND NAVD 88 VERTICAL CONTROL DATUM.

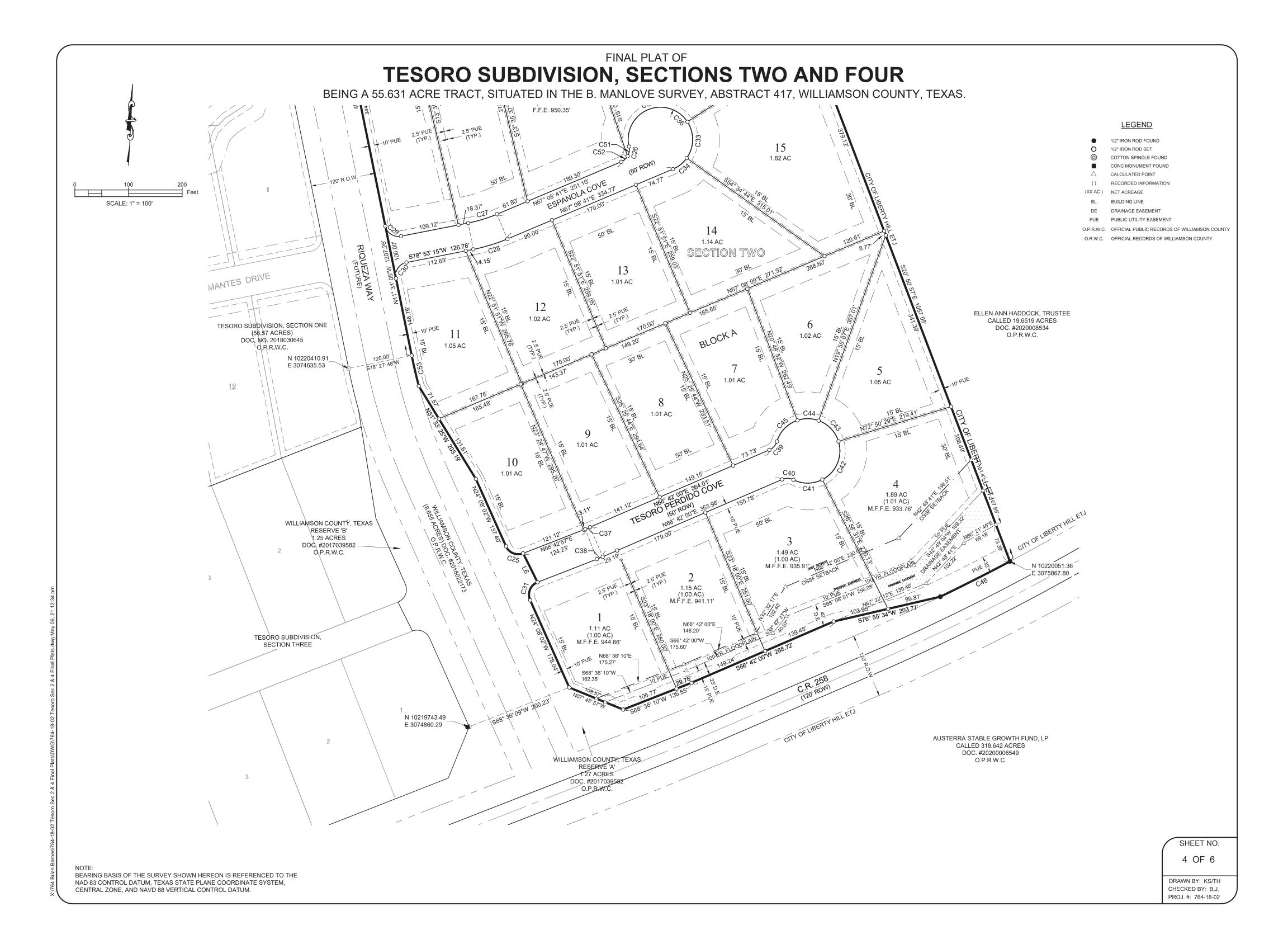


SHEET NO. 1 OF 6

DRAWN BY: KS/TH CHECKED BY: B.J. PROJ. #: 764-18-02







FINAL PLAT OF

TESORO SUBDIVISION, SECTIONS TWO AND FOUR

BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	7.35'	60.00'	007°01'20"	7.35'	N71° 58' 18"W
C2	21.55'	25.00'	049°22'44"	20.89'	N50° 47' 36"W
C3	39.68'	25.00'	090°56'27"	35.64'	S23° 57' 21"W
C4	66.21'	268.00'	014°09'17"	66.04'	S76° 30' 13"W
C5	38.73'	26.14'	084°54'19"	35.29'	N53° 57' 59"W
C6	123.18'	1150.02'	006°08'14"	123.12'	S15° 05' 43"E
C7	150.11'	1149.97'	007°28'45"	150.00'	N21° 54' 11"W
C8	151.41'	1149.97'	007°32'37"	151.30'	S29° 24' 52"E
C9	235.18'	1030.00'	013°04'57"	234.67'	N26° 38' 41"W
C10	39.22'	25.00'	089°53'06"	35.32'	S78° 07' 43"E
C11	39.32'	25.00'	090°06'54"	35.39'	S11° 52' 17"W
C12	70.89'	325.00'	012°29'50"	70.75'	N63° 10' 39"E
C13	59.98'	275.00'	012°29'50"	59.86'	S63° 10' 39"W
C14	38.86'	25.00'	089°03'33"	35.06'	N66° 02' 39"W
C15	23.55'	25.00'	053°58'05"	22.69'	N42° 26' 31"E
C16	206.29'	60.00'	196°59'44"	118.68'	S66° 02' 39"E
C17	23.55'	25.00'	053°58'05"	22.69'	S05° 28' 10"W
C18	33.31'	60.00'	031°48'31"	32.88'	N31° 21' 44"E
C19	60.36'	60.00'	057°38'16"	57.85'	N76° 05' 08"E
C20	49.59'	60.00'	047°21'04"	48.19'	S51° 25' 12"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C21	63.04'	60.00'	060°11'52"	60.18'	S02° 21' 16"W
C22	21.68'	25.00'	049°40'47"	21.00'	N85° 44' 02"W
C23	81.03'	328.00'	014°09'17"	80.83'	S76° 30' 13"W
C24	41.50'	25.00'	095°06'15"	36.89'	S36° 01' 53"W
C25	38.03'	25.00'	087°09'02"	34.47'	N67° 42' 33"W
C26	34.83'	25.00'	079°50'09"	32.08'	N27° 13' 37"E
C27	56.36'	275.00'	011°44'34"	56.26'	N73° 00' 58"E
C28	66.61'	325.00'	011°44'34"	66.49'	S73° 00' 58"W
C29	38.25'	25.00'	087°39'43"	34.63'	N57° 16' 53"W
C30	39.45'	25.00'	090°24'13"	35.48'	S33° 41' 09"W
C31	40.51'	25.00'	092°50'55"	36.22'	N22° 17' 27"E
C32	167.11'	60.00'	159°34'38"	118.10'	N67° 05' 51"E
C33	71.77'	60.00'	068°32'06"	67.57'	S01° 09' 13"W
C34	33.22'	60.00'	031°43'25"	32.80'	S51° 16' 59"W
C35	69.11'	60.00'	065°59'39"	65.35'	S35° 27' 48"E
C36	272.10'	60.00'	259°50'09"	92.04'	S62° 46' 23"E
C37	9.50'	270.00'	002°00'57"	9.50'	N67° 42' 28"E
C38	11.61'	330.00'	002°00'57"	11.61'	S67° 42' 28"W
C39	21.68'	25.00'	049°40'47"	21.00'	N41° 51' 36"E
C40	21.81'	25.00'	049°58'33"	21.12'	N88° 23' 02"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C41	55.78'	60.00'	053°15'41"	53.79'	S89° 39' 19"W
C42	83.97'	60.00'	080°10'59"	77.28'	S22° 55' 59"W
C43	55.42'	60.00'	052°55'23"	53.47'	S43° 37' 12"E
C44	40.43'	60.00'	038°36'14"	39.67'	S89° 23' 01"E
C45	56.86'	60.00'	054°17'40"	54.75'	N44° 10' 02"E
C46	145.52'	3950.08'	002°06'39"	145.51'	S63° 07' 24"W
C47	44.54'	60.00'	042°32'13"	43.53'	S18° 48' 07"W
C48	82.77'	60.00'	079°02'07"	76.36'	S79° 35' 18"W
C49	8.21'	25.00'	018°49'31"	8.18'	S70° 18' 24"E
C50	13.46'	25.00'	030°51'16"	13.30'	N84° 51' 12"E
C51	18.51'	25.00'	042°25'26"	18.09'	S08° 31' 16"W
C52	16.32'	25.00'	037°24'42"	16.04'	S48° 26' 20"W
C53	58.39'	1030.37'	003°14'49"	58.38'	N13° 08' 22"W
C54	424.70'	1150.02'	021°09'33"	422.29'	N22° 36' 23"W
C55	203.77'	60.00'	194°35'19"	119.03'	S21° 48' 42"W

Line Table				
Line #	Length	Direction		
L1	50.08'	S68° 29' 07"W		
L2	10.91'	S21° 30' 53"E		
L3	18.75'	S83° 34' 51"W		
L4	9.98'	S83° 34' 51"W		
L5	111.48'	S11° 32' 17"E		
L6	60.25'	N26° 29' 54"W		
L7	52.18'	N78° 28' 55"E		
L8	31.15'	N74° 16' 09"E		
L9	22.14'	N90° 00' 00"E		
L10	19.63'	S74° 50' 17"E		
L11	26.18'	S52° 00' 07"E		
L12	62.51'	S19° 01' 56"E		
L13	72.09'	S67° 06' 38"E		
L14	62.40'	N67° 06' 38"W		
L15	37.03'	S38° 17' 50"W		
L16	20.91'	S56° 19' 47"W		
L17	23.79'	S87° 49' 28"W		
L18	62.89'	S83° 49' 50"W		
L19	56.91'	S78° 28' 55"W		
L20	48.21'	N78° 28' 55"E		

Line Table				
Line #	Length	Direction		
L21	26.94'	N57° 27' 51"E		
L22	164.58'	N57° 27' 51"E		
L23	78.56'	N57° 27' 51"E		
L24	52.59'	N74° 16' 09"E		
L25	42.48'	N90° 00' 00"E		
L26	44.76'	S74° 50' 17"E		
L27	42.89'	S52° 00' 07"E		
L28	71.32'	S28° 44' 52"E		
L29	27.79'	S67° 06' 38"E		
L30	41.04'	N62° 03' 54"E		
L31	62.97'	N62° 03' 54"E		
L32	21.06'	S44° 57' 28"W		
L33	58.19'	S87° 35' 21"W		
L34	48.00'	N85° 13' 02"W		
L35	52.20'	S83° 49' 50"W		
L36	53.41'	S78° 28' 55"W		

SHEET NO. 5 OF 6

DRAWN BY: KS/TH CHECKED BY: B.J. PROJ. #: 764-18-02

TESORO SUBDIVISION, SECTIONS TWO AND FOUR

BEING A 55.631 ACRE TRACT, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT 417, WILLIAMSON COUNTY, TEXAS.

		STATE OF TEXAS §
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS;		COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS §
SOUNT CONTRACTOR S		KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTE
COUNTY OF WILLIAMSON §		SURVEY IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLI
I, TRIBAR LP6, LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON		RELATED REQUIREMENTS OF THE WILLIAMSON COUNTY SUBDIVISION SPECI
AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019022870 OF THE OFFICIAL PUBLIC RECORDS	PLAT NOTES:	CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF TH
OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE	1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY	GROUND AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY M
CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY	DRAINAGE EASEMENTS SHOWN HEREON.	ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PL
CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO	2. A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE AND REAR LOT LINES IS	SURERVISION.
	HEREBY DEDICATED SHOWN HEREON.	- 1 S N
THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON	 A TWO AND A HALF FOOT (2.5') P.U.E. ABUTTING ALL LOT SIDE LOT LINES IS HEREBY DEDICATED. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED 	
FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY	BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE	TIMOTHY E. HAYNIE, REGISTERED PROFESSIONAL
STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.	PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING	LAND SURVEYOR NO. 2380 - STATE OF TEXAS
THIS SUBDIVISION IS TO BE KNOWN AS "TESORO SUBDIVISION, SECTIONS TWO AND FOUR".	EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.	HAYNIE CONSULTING INC.
210d \\ \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	5. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY	101 PROVIDENT LANE
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 210 DAY OF JUNE 2021.	OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING	ROUND ROCK, TEXAS 78664
	EASEMENTS. THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES	11001101110111011011011
- 17he U / Garage	HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO	
BRIAN A. BARNES	THEM AND ACKNOWLEDGES THAT THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION	
GENERAL PARTNER FOR TRIBAR LP6, LIMITED PARTNERSHIP	AND/OR REPLACEMENT OF THE IMPROVEMENTS.	
P.O. BOX 66603	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	
AUSTIN, TEXAS 78766	OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF	I, TIMOTHY E. HAYNIE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY C
	THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS	IS NOT LOCATED WITHIN ZONE "A" OF THE DESIGNATED 100-YEAR FLOOD ZO
	PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S	THE FLOOD INSURANCE MAP (FIRM COMMUNITY PANEL NO. 48491C0275E EFF 26, 2008, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
	COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES	WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED V
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON	SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN	FACILITES TO BE LOCATED WITHIN THE RIGHT-OF-WAY AND/OR DRAINAGE EA
THIS DAY PERSONALLY APPEARED Brian A. Bornes , KNOWN TO ME TO BE WHOSE NAME	CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR	ATTACHED PLAT. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER O
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE	EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.	NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS INDICAT
SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.	THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER	COMMISSION ON ENVIRONMENTAL QUALITY EDWARDS AQUIFER RECHARGE
and	PARTIES IN THIS PLAT, FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT	
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF June , 2021 A.D.	DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR	The Impact of th
Carrie E. Rampy	MAINTENANCE BY THE COUNTY.	TIMOTHÝ E. HAYNIE, LICENSED PROFESSIONAL ENGINEER
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME	8. ALL PUBLIC ROADWAYS & EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.	NO. 36982 - STATE OF TEXAS
	9. RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING	HAYNIE CONSULTING INC. 101 PROVIDENT LANE
MY COMMISSION EXPIRES December 3, 2022A.D.	RIGHTS-OF-WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OF 50 FEET, WHICHEVER IS LESS ONE-WAY	ROUND ROCK, TEXAS 78664
CARRIE E. RAMPY	"CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED.	NOONE NOON, TEXAS 70004
My Notary ID # 124409522	 ALL DRIVEWAYS ONTO RURAL COUNTY ROADS WHOSE LOT IS SERVED BY A SEPTIC SYSTEM SHALL BE 	
Expires December 3, 2022	REQUIRED TO OBTAIN A PERMIT FROM THE WILLIAMSON COUNTY ENGINEERS OFFICE (OSSF) PRIOR TO	
A STATE OF THE STA	CONSTRUCTION.	
	11. 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	
WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF) APPROVAL	COUNTY.	
· · · · · · · · · · · · · · · · · · ·	12. A DE FACTO CERTIFICATE OR COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION.	
STATE OF TEXAS §	THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN	
COUNTY OF WILLIAMSON §	BOUNDARIES IN THIS AREA.	
	13. THE MINIMUM LOWEST FINISHED FLOOR ELEVATIONS (MFFE) FOR LOTS 1-4 &11-19 OF BLOCK A SHOWN ON	ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE S DAY OF
KNOW ALL MEN BY THESE PRESENTS:	THIS PLAT WERE DETERMINED BY ADDING ON (1) FOOT OR MORE TO THE BASE FLOOD ELEVATION (BFE) AS	•
	DETERMINED BY A STUDY PREPARED BY HAYNIE CONSULTING, DATED NOVEMBER 7, 2019.	1 A Rida
BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO,	14. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE	100 DOGS 618 000
AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT	PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE	AUTHORIZED ADDRESS COORDINATOR DATE
THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON	PLATTING AND DEVELOPMENT OF THIS PROPERTY.	WILLIAMSON COUNTY, TEXAS
COLINTY AND WILLIAMSON COLINTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS	THE COLINITY ASSLIMES NO DESDONGIBILITY FOR THE ACCLIDACY OF REPRESENTATIONS BY OTHER	(1: 4.4) (1: 4.4)

ASSOCIATED WITHIN IT. J/TERRON EVERTSON, PE, DR, CFM

WILLIAMSON COUNTY NOTES:

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

MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR 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

- 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.
- 4. 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. WATER SERVICE WILL BE PROVIDED BY GEORGETOWN WESTERN DISTRICT.
- ALL RESIDENTIAL LOTS ARE 1 ACRE OR GREATER IN SIZE.
- 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 DETERMINED BY THE TYPE OF SEWAGE FACILITY INSTALLED AND AS REQUIRED BY WILLIAMSON COUNTY.
- 8. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) WATER POLLITION ABATEMENT PLAN (WPAP) IS NOT
- 9. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.

- PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY
- LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER
- 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
- 17. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNALLY PLATTED ROAD AND NOT TO COUNTY ROAD 258 OR
- 18. 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.

FLOODPLAIN NOTE:

- 1. THIS TRACT IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DELINEATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48491C0275E ZONE X, EFFECTIVE 09/26/2008, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
- **TIE TO FEMA BENCHMARK IS NOT REQUIRED AS NO PART OF THIS TRACT LIES OUTSIDE OF ZONE "X"**

RED PROFESSIONAL LAND ES WITH THE SURVEY FICATIONS, AND FURTHER IE EVIDENCE FOUND ON THE MADE UNDER MY SUPERVISION ACED UNDER MY

6-8.21

CERTIFY THAT THIS PROPERTY NE AREA, AS DELINEATED ON FECTIVE DATE OF SEPTEMBER CY. ADDITIONALLY, STORM MITHIN THE DRAINAGE ASEMENTS SHOWN ON THE CONTRIBUTING ZONE, AND IS TED ON THE TEXAS ZONE MAPS.

6-8-21

KNOW ALL MEN BY THESE PRESENTS §

I, 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.

DATE

BILL GRAVELL, JR., COUNTY JUDGE WILLIAMSON COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

_, DEPUTY

SHEET NO. 6 OF 6

DRAWN BY: KS/TH CHECKED BY: B.J. PROJ. #: 764-18-02