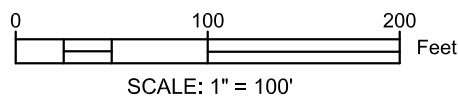
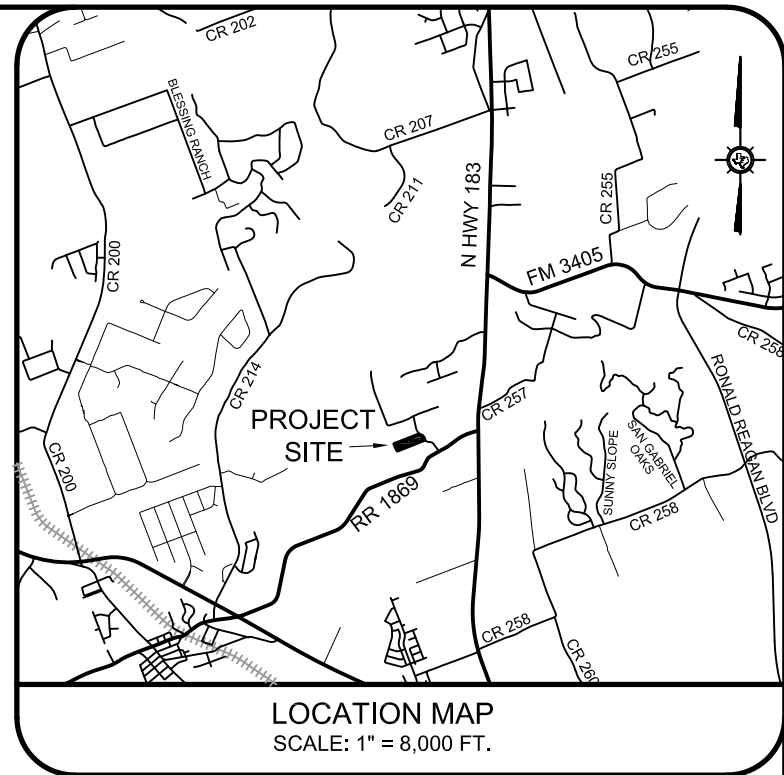
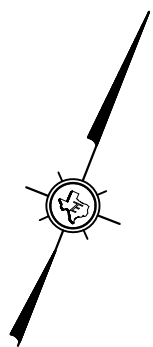


PRELIMINARY PLAT OF  
**ARROWWOOD SUBDIVISION**  
BEING 8.191 (356,805 SF) ACRES OF LAND OUT OF THE ADAM  
CEPPES SURVEY, ABSTRACT NO. 692, WILLIAMSON COUNTY, TEXAS



SUBMITTAL DATE: APRIL 22, 2021

OWNER: ARROWWOOD CUSTOM HOMES, LLC  
3801 CR 258  
LIBERTY HILL, TEXAS 78642

ACREAGE: 8.191 ACRES

PATENT SURVEY: ADAM CEPPES, ABSTRACT NO. 692

SURVEYOR: HAYNIE CONSULTING, INC.  
TIMOTHY E. HAYNIE, RPLS  
1010 PROVIDENT LANE  
ROUND ROCK, TX 78664-3276  
(tehaynie@haynieconsulting.com)  
PHONE: (512) 837-2446

ENGINEER: HAYNIE CONSULTING, INC.  
TIM HAYNIE, PE  
1010 PROVIDENT LANE  
ROUND ROCK, TX 78664-3276  
(thaynie@haynieconsulting.com)  
PHONE: (512) 837-2446

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2 RESIDENTIAL LOTS

THERE ARE NO NEW STREETS PROPOSED FOR THIS  
SUBDIVISION.

**LEGEND**

- 1/2-INCH IRON ROD W/ YELLOW PLASTIC  
CAP STAMPED "HAYNIE CONSULTING" SET
- 1/2-INCH IRON ROD FOUND (IRF)  
UNLESS OTHERWISE NOTED
- ⊕ FOUND COTTON SPINDLE
- ▲ SET "MAG" NAIL IN ASPHALT
- ⚡ POWER POLE
- ( ) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- W.C.P.R. WILLIAMSON COUNTY PLAT  
RECORDS
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS  
OF WILLIAMSON COUNTY
- W.C.D.R. WILLIAMSON COUNTY DEED  
RECORDS
- OHE — OVERHEAD ELECTRIC LINE
- x — BARBED FENCE

**BENCHMARK:**

THE CENTER TOP OF AN EXISTING WELL IN LOT 1  
AS SHOWN. ELEVATION: 980.50'

VERTICAL DATUM:  
NORTH AMERICAN VERTICAL DATUM OF 1988,  
(NAVD'88), COMPUTED FROM GPS VECTORS AND  
GEOID18:

**HORIZONTAL DATUM:**

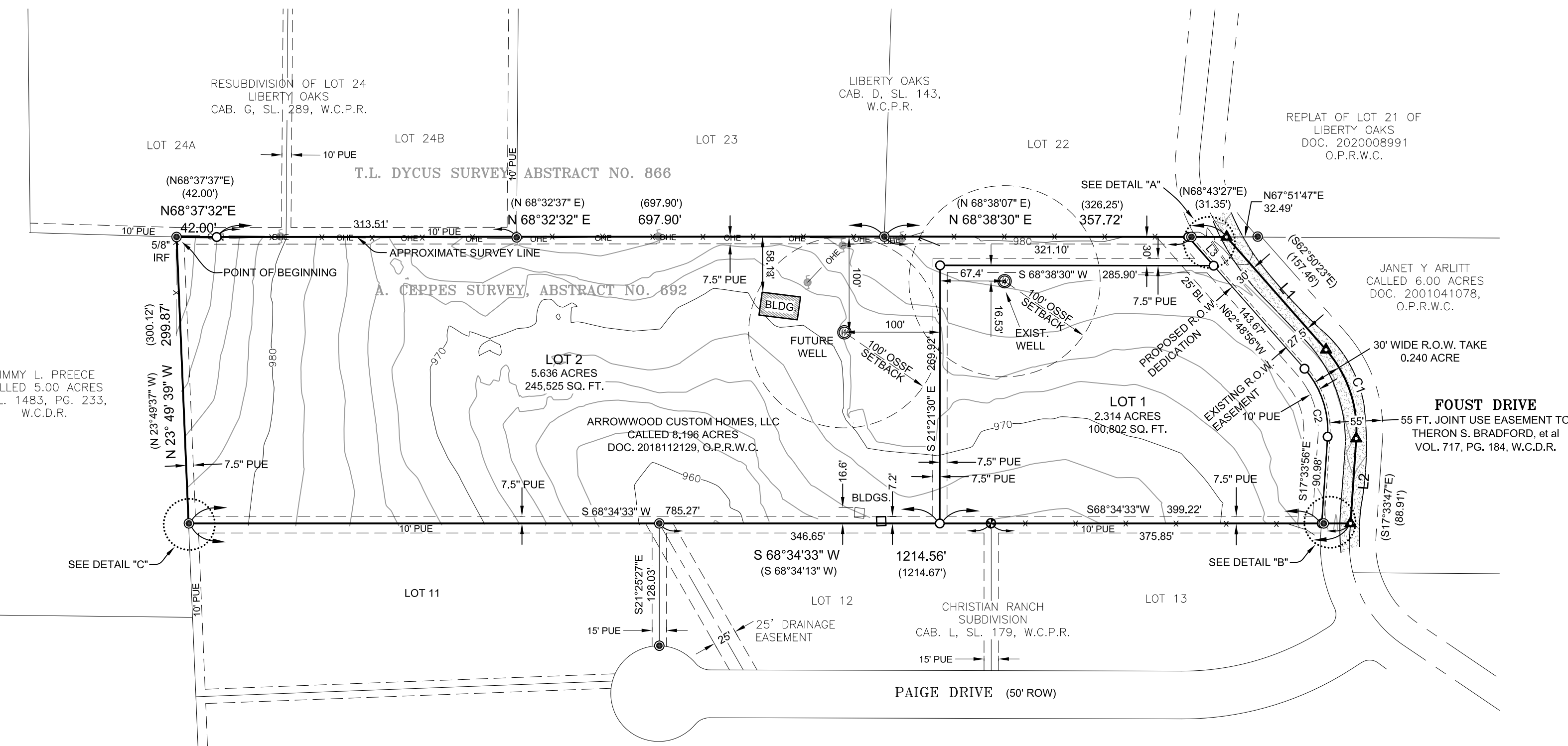
- BEARINGS OF LINES REFER TO GRID NORTH OF THE TEXAS  
COORDINATE SYSTEM OF 1983 (CENTRAL ZONE) AS COMPUTED  
FROM GPS VECTORS.
- DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO  
SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF  
0.99985371. SURFACE DISTANCE = GRID DISTANCE / 0.99985371.



**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 2

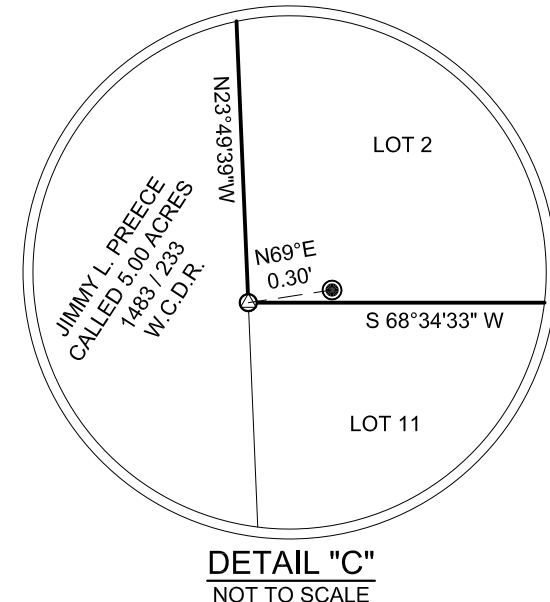
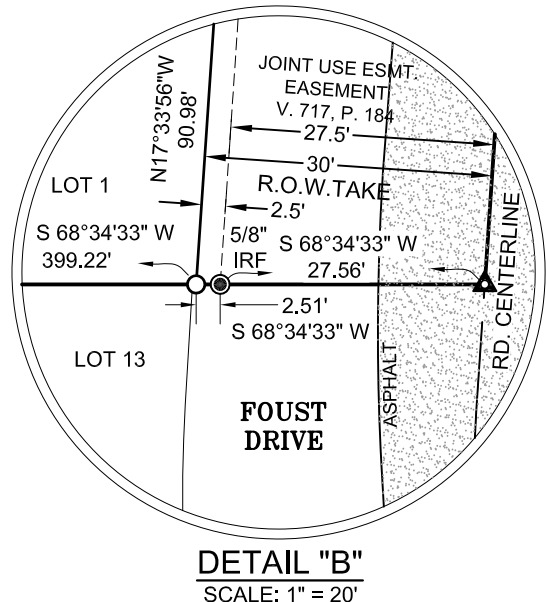
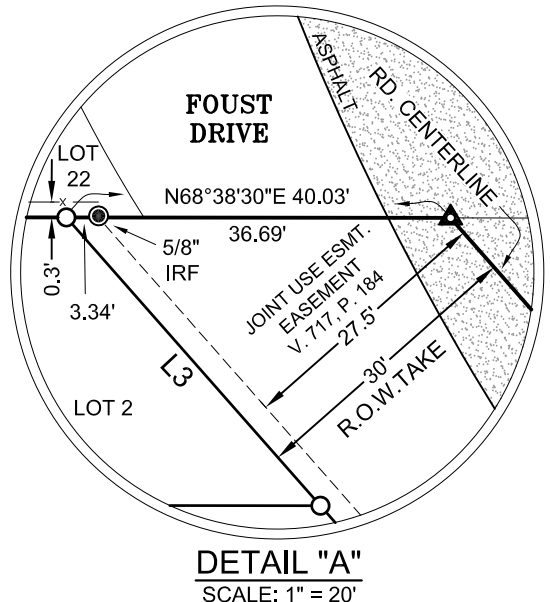
DRAWN BY: P.J.Y, KS  
CHECKED BY: BJ  
PROJ. #: 735-21-01



JIMMY L. PREECE  
CALLED 5.00 ACRES  
VOL. 1483, PG. 233,  
W.C.D.R.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S62°48'56"E	157.20'
L2	S17°33'56"E	88.95'
L3	S62°48'56"E	40.03'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	100.70'	127.50'	045°15'03"	S40° 11' 26"E	98.10'
C2	77.00'	97.50'	045°15'03"	S40° 11' 26"E	75.02'
(C1)	(100.69')		(45°14'46")	(N40°11'21"W)	(98.09')



PRELIMINARY PLAT OF  
ARROWWOOD SUBDIVISION  
BEING 8.191 (356,805 SF) ACRES OF LAND OUT OF THE ADAM  
CEPPES SURVEY, ABSTRACT NO. 692, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

Being 8.191 acres (356,805 sq. ft.) of land in the Adam Ceppes Survey, Abstract No. 692, in Williamson County, Texas and being all of a called 8.196 acre tract to Arrowwood Custom Homes, LLC as described in Document Number 2018112129 of the Official Public Records of Williamson County, (O.P.R.W.C.). Said 8.191 acres being more particularly located and described as follows; (Bearings of lines and distances refer to grid north of the Texas Coordinate System of 1983 (central zone) as computed from GPS vectors; Parenthetical tag labels, (i.e. L1, L2, etc.), refer to Line and Curve Tables as shown on the attached plat; This description is accompanied by and made a part of a subdivision plat):

**BEGINNING** at a 5/8-inch iron rod found in the approximate common Survey line of the said Adam Ceppes Survey, Abstract No. 692 and the T.L. Dycus Survey, Abstract No. 866, and in the Southerly boundary line of Lot 24A, "Resubdivision of Lot 24 of Liberty Oaks" as recorded in Cabinet G, Slide 289 of the Williamson County Plat Records, (W.C.P.R.), and at an Easterly corner of a called 5.00 acre tract to Jimmy L. Preece as described in Volume 1483, Page 233 of the Williamson County Deed Records, (W.C.D.R.), for the Northwest corner and **POINT OF BEGINNING** of this tract;

**THENCE**, with the Southerly boundary lines of said "Resubdivision of Lot 24 of Liberty Oaks" and "Liberty Oaks", a subdivision as recorded in Cabinet D, Slide 143 of the W.C.P.R., the following three (3) courses and distances:

- North 68 degrees 37 minutes 32 seconds East, (N68°37'37"E), a distance of 42.00 feet to a 1/2-inch iron rod with a plastic cap stamped "HAYNIE CONSULTING" set for an angle point of this tract;
- North 68 degrees 32 minutes 32 seconds East, (N 68°32'37" E), passing at a distance of 313.51 feet a 1/2-inch iron rod found at the common Southerly corner of Lot 24B of said "Resubdivision of said "Liberty Oaks" and Lot 23 of "Liberty Oaks", in all a total distance of 697.90 feet to a 1/2-inch iron rod found for the common Southerly corner of said Lot 23 and Lot 22 of said "Liberty Oaks" for an angle point of this tract;
- North 68 degrees 38 minutes 30 seconds East, (N 68°38'07" E), passing at a distance of 321.10 feet a 5/8-inch iron rod found in the existing Westerly easement line of Foust Drive, a 55 foot wide Joint Use Easement to Theron S. Bradford et al as described in Volume 717, Page 184 of the W.C.D.R., in all a total distance of 357.72 feet to a magnesium nail set in asphalt in the centerline of said Foust Drive for the common Northerly corner of said 8.196 acre tract and a called 6.00 acre tract to Janet Y. Arlitt as described in Document Number 2001041078 of the O.P.R.W.C. for the Northeast corner of this tract;

**THENCE**, with the centerline of said Foust Drive and said Joint Use Easement, the following three (3) courses and distances:

- (L1) South 62 degrees 48 minutes 56 seconds East, (S62°50'23"E), a distance of 157.20, (157.46'), feet to a magnesium nail set in asphalt for the Point of Curvature of a curve to the right;
- (C1) An arc distance of 100.70, (100.69'), feet with said curve to the right having a radius of 127.50 feet, a delta of 45 degrees 15 minutes 03 seconds and a chord bearing and distance of South 40 degrees 11 minutes 26 seconds East, (S40°11'21"E), 98.10, (98.09'), feet to a magnesium nail set in asphalt for a Point of Tangency;
- (L2) South 17 degrees 33 minutes 56 seconds East, (S17°33'47"E), a distance of 88.95, (88.91'), feet to a magnesium nail set in asphalt at the common Easterly corner of said 8.196 acre tract and Christian Ranch Subdivision as recorded in Cabinet L, Slide 179 of the W.C.P.R. for the Southeast corner of this tract;

**THENCE**, South 68 degrees 34 minutes 33 seconds West, (S 68°34'13" W), with the Northerly boundary line of said "Christian Ranch Subdivision", passing at a distance of 27.56 feet a 5/8 inch iron rod found in the Westerly easement line of Foust Drive, passing at 375.85 feet a cotton spindle found at the common Northerly corner of Lot 12 and Lot 13 of said "Christian Ranch Subdivision", passing at 722.50 feet a 1/2-inch iron rod found at the common Northerly corner of said Lot 12 and Lot 11 of said "Christian Ranch Subdivision", in all a total distance of 1214.56, (1214.67'), feet to a 1/2 inch iron rod found in an Easterly boundary line of said 5.00 acre tract at the Northwest corner of said Lot 11, for the Southwest corner of said 8.196 acre tract and the Southwest corner of this tract, from which a 1/2-inch iron rod found bears North 69 degrees East a distance of 0.30 feet;

**THENCE**, North 23 degrees 49 minutes 39 seconds West, (N 23°49'37" W), with an Easterly boundary line of said 5.00 acre tract, a distance of 299.87 feet, (300.12 feet), to the **POINT OF BEGINNING** and containing a computed area of 8.191 acres (356,805 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 LOT 1. WATER SERVICE FOR LOT 2 WILL BE PROVIDED BY FUTURE 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.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, AUSTIN LUEDTKE, PRESIDENT, ARROWWOOD CUSTOM HOMES, LLC, AS OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018112129 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE IS A LIEN HOLDER 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. THIS SUBDIVISION IS TO BE KNOWN AS **"ARROWWOOD SUBDIVISION"**.

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

AUSTIN LUEDTKE, PRESIDENT, ARROWWOOD CUSTOM HOMES, LLC,  
3801 CR 258  
LIBERTY HILL, TEXAS 78642

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.,  
BY AUSTIN LUEDTKE, AUTHORIZED SIGNER FOR ARROWWOOD CUSTOM HOMES, LLC, ON BEHALF OF SAID ARROWWOOD CUSTOM HOMES, LLC.

NOTARY PUBLIC, STATE OF TEXAS

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

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

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

KNOW ALL MEN BY THESE PRESENTS THAT EAGLE BANK, A BRANCH OF ROUND TOP STATE BANK, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND RECORDED IN DOCUMENT NO. 2018112130 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF 8.191 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC USE FOREVER THE STREETS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.

REGINA WHARTON, SR. VICE PRESIDENT, EAGLE BANK  
AUTHORIZED SIGNER FOR EAGLE BANK, A BRANCH OF ROUND TOP STATE BANK  
2250 NORTH A.W. GRIMES BLVD.  
ROUND ROCK, TX 78664

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED REGINA WHARTON, KNOWN TO BE ME TO BE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_A.D.

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. ABUTTING RIGHT-OF-WAY LINES 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.
- 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.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF GEORGETOWN, 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.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 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 48491C0245F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- LOTS 1 AND 2 OF THIS SUBDIVISION MAY NOT BE FURTHER SUBDIVIDED.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- NO STRUCTURE OF LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
- 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.
- THIS DEVEOLPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
- DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.

PLOT TIME: Jun 01, 2021 - 9:00am  
DRAWINGS: X:\23 Austin Luedtke\Project Folder Drawings\735-21-01 preliminary plat.dwg