

OWNER: TRACEY COLE
146 MEADOWLARK CIR
GEORGETOWN, TX 78626

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665
(512)505-8953
FIRM TX. REG. #F-10308

ACREAGE: 1.901 ACRES

PATENT SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
(512)931-3100
T.B.P.E.L.S FIRM NO. 10006900

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

SUBMITTAL DATE: MAY 27, 2021

LINEAR FEET OF NEW STREETS: NONE

BENCHMARK: TBD

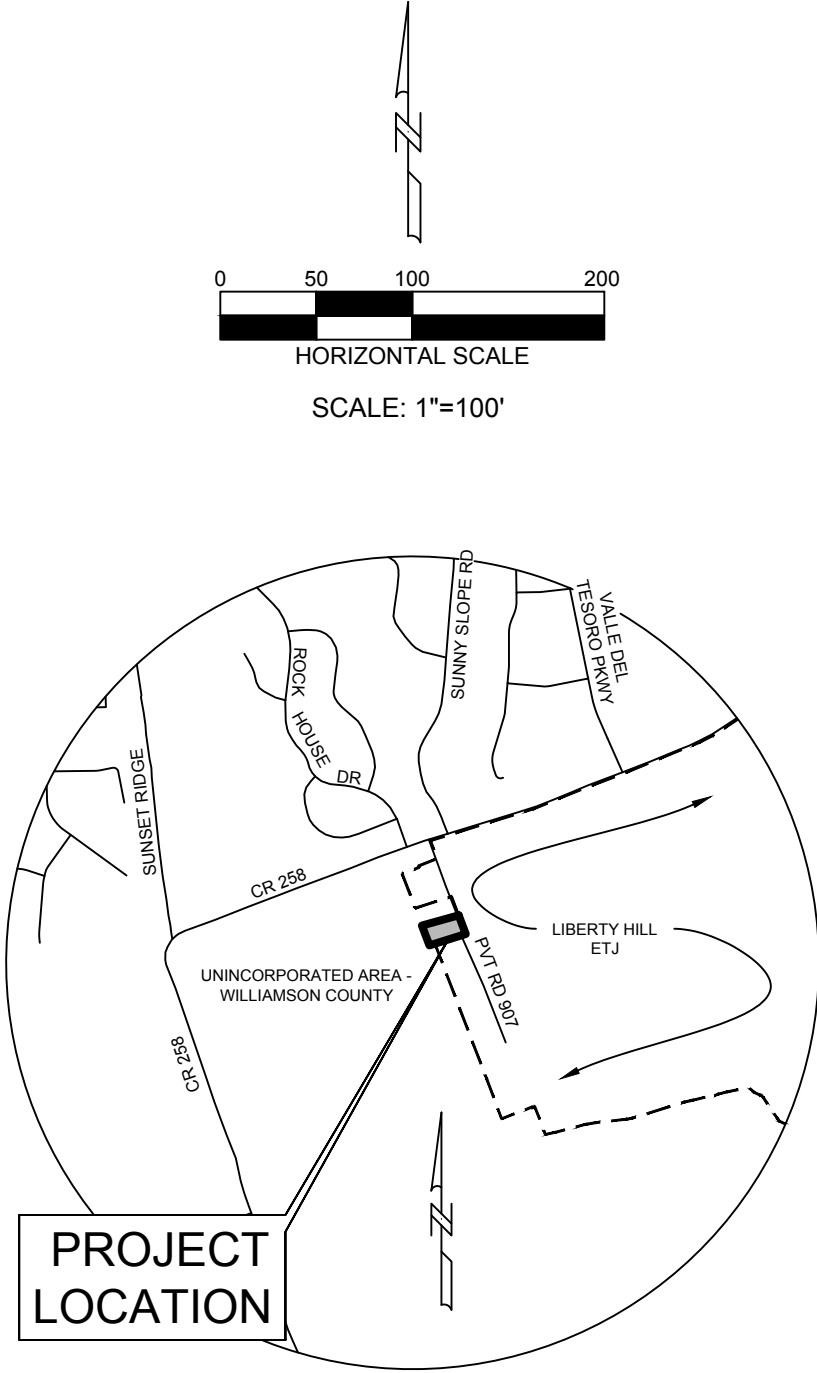
PLAT NOTES:

1. NO PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY TEXAS.
2. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.2, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE PLAT HAS THREE OR LESS LOTS FOR SINGLE FAMILY RESIDENTIAL USE, WITH LESS THAN 20% IMPERVIOUS COVER PER LOT.
3. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.



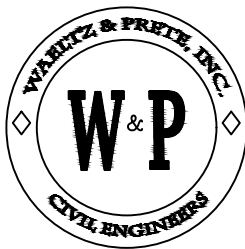
LEGEND

- | | | | |
|--------------|--------------------------|-----------|-----------------------|
| ○ | 1/2" IRON ROD SET | — — — — | PROPERTY BOUNDARY |
| ● | 1/2" IRON ROD FOUND | — — — — | ADJOINER LINE |
| ■ | CONCRETE MONUMENT FOUND | - - - - - | EASEMENT AND BUILDING |
| R.O.W. | RIGHT-OF-WAY | — X — | SETBACK LINE |
| | | | FENCE LINE |
| O.R.W.C.T. | OFFICIAL RECORDS | | |
| O.P.R.W.C.T. | WILLIAMSON COUNTY, TEXAS | | |
| P.R.W.C.T. | OFFICIAL PUBLIC RECORDS | | |
| | WILLIAMSON COUNTY, TEXAS | | |
| | PLAT RECORDS | | |
| | WILLIAMSON COUNTY, TEXAS | | |



VICINITY MAP
1" = 2000'

ENGINEER:



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
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PRELIMINARY PLAT
COLE SUBDIVISION