



LOCATION MAP NOT TO SCALE

PROPOSED PRIVATE ROAD
PVR 961 - LOTS 2&3
PVR 962 - 10,11&12
PVR 963 - 14&15
PVR 964 - 18&19
PVR 965 - 23,24 & 25

PROPERTY OWNER INFORMATION
OWNER NAME: WHITLEY 20 CR 423, LLC
CONTACT: RUSSELL SPILLERS
ADDRESS: 21400 WINDMILL RANCH AVE.
PFLUGERVILLE, TX 78660
PH: 512-815-7357
EMAIL: RUSSELLSPILLERS@GMAIL.COM

DESCRIPTION - 88.526 ACRES

A 88.526 ACRES (3,856,201 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE PEDRO ZARZA SURVEY, ABSTRACT NO. 14, WILLAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 140,5002 ACRE TRACT, DESCRIBED AS TRACTS 1 THRU 3, IN DEED, CONVEYED TO WHITLEY 20 CR 423, LLC IN DOCUMENT NO. 2020156725, OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND WITH RED CAP AT THE SOUTHWESTERN CORNER OF SAID 140,5002 ACRE TRACT AND BEING AT THE INTERSECTION POINT OF THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 419 (R.O.W. VARIES) AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423 (R.O.W. VARIES), FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 140,5002 ACRE TRACT AND THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 419, N16°50'31"E, A DISTANCE OF 1012.22 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "ATWELL LLC", FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 140,5002 ACRE TRACT, S72°26'26"E, A DISTANCE OF 3745.30 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "ATWELL LLC", ON A EASTERN LINE OF SAID 140,5002 ACRE TRACT AND BEING ON THE WESTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423 (R.O.W. VARIES), FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/8" IRON ROD FOUND ON SAID COMMON LINE BEARS N09°15'24"E A DISTANCE OF 2.25 FEET;

THENCE, WITH THE EASTERN LINE OF SAID 140,5002 ACRE TRACT AND THE WESTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423, S09°15'24"W, A DISTANCE OF 954.39 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "ATWELL LLC", ON THE SOUTHERN LINE OF SAID 140,5002 ACRE TRACT AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423 (R.O.W. VARIES), FOR THE MOST NORTHERN SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 140,5002 ACRE TRACT AND THE NORTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 423, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S65°41'59"W, A DISTANCE OF 101.53 FEET TO A 1/2" IRON ROD FOUND, FOR THE MOST SOUTHERN SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;
2. N72°26'26"W, A DISTANCE OF 3794.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 88.526 ACRES OR 3,856,201 SQUARE FEET, MORE OR LESS.

- FLOOD NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48491C0375F DATED 12/20/2019.
- BENCHMARK: BM 1: IRON ROD WITH ATWELL CAP, ELEVATION: 560.78'
- BM 2 IRON ROD WITH ATWELL CAP ELEVATION: 544.26'
- GENERAL PRELIMINARY NOTES: THIS PLAT LIES IN EMERGENCY SERVICES DISTRICT #10.
- THIS SUBDIVISION IS IN WILLAMSON COUNTY AND IS NOT WITHIN ANY ETJ.
- 25' BUILDING SET BACK LINES ALONG COUNTY ROAD 419 AND 423.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITH COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLAMSON COUNTY.
- WATER SERVICE IN THIS SUBDIVISION WILL BE PROVIDED BY NOACK WATER SUPPLY CORPORATION. SEWAGE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEPTIC SYSTEM.
- LOTS 2, 3, 11, 12, 14, 15, 18, 19, 23-25 MAY NOT BE FURTHER SUBDIVIDED.
- THIS PLAT WILL BE DEVELOPED AS SINGLE-FAMILY LOTS GREATER THAN 2.0 ACRES, NO DETENTION WILL BE REQUIRED PER WILLAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1.3.

PRELIMINARY PLAT TAYLOR RANCHETTES SUBDIVISION

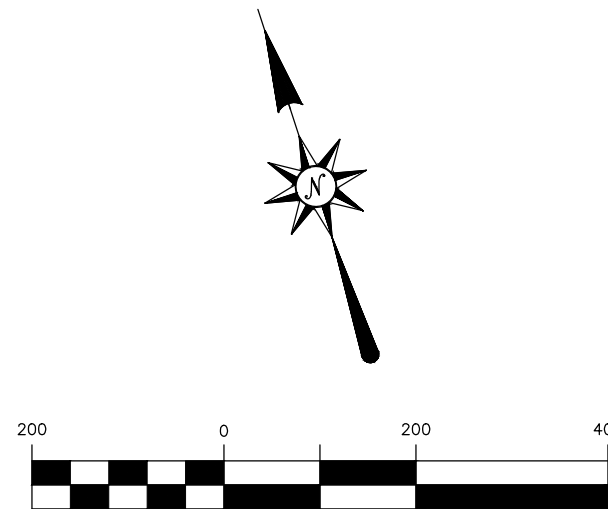
A SUBDIVISION OF 88.526 ACRES, MORE OR LESS,
OF LAND AREA IN THE PEDRO ZARZA SURVEY,
ABSTRACT NO. 14,
IN WILLAMSON COUNTY, TEXAS.,

TAYLOR RANCHETTES DRIVEWAY TABLE			
LOT NUMBER	CULVERT DIA (in)	CULVERT LENGTH (FT)	SLOPE
1	18	22	0.88%
2,3	18	44	4.90%
4	18	22	0.50%
5	18	22	2.80%
6	18	22	3.00%
7	18	22	4.50%
8	18	22	4.90%
9	18	22	2.60%
10, 11, 12	18	22	0.80%
13	18	22	0.50%
14,15	18	44	0.50%

The culvert sizes were based on the 10-yr flows and existing conditions for the properties along CR 419 and CR 423.

TAYLOR RANCHETTES DRIVEWAY TABLE			
LOT NUMBER	CULVERT DIA (in)	CULVERT LENGTH (FT)	SLOPE
16	18	22	0.50%
17	18	22	0.50%
18,19	18	44	0.50%
20	18	22	0.50%
21	18	22	0.50%
22	18	22	0.50%
23,24,25	18	66	0.50%
26	18	22	0.50%
27	18	22	0.50%
28	18	22	0.50%
29	18	22	0.78%
30	18	22	0.78%
31	18	22	3.02%

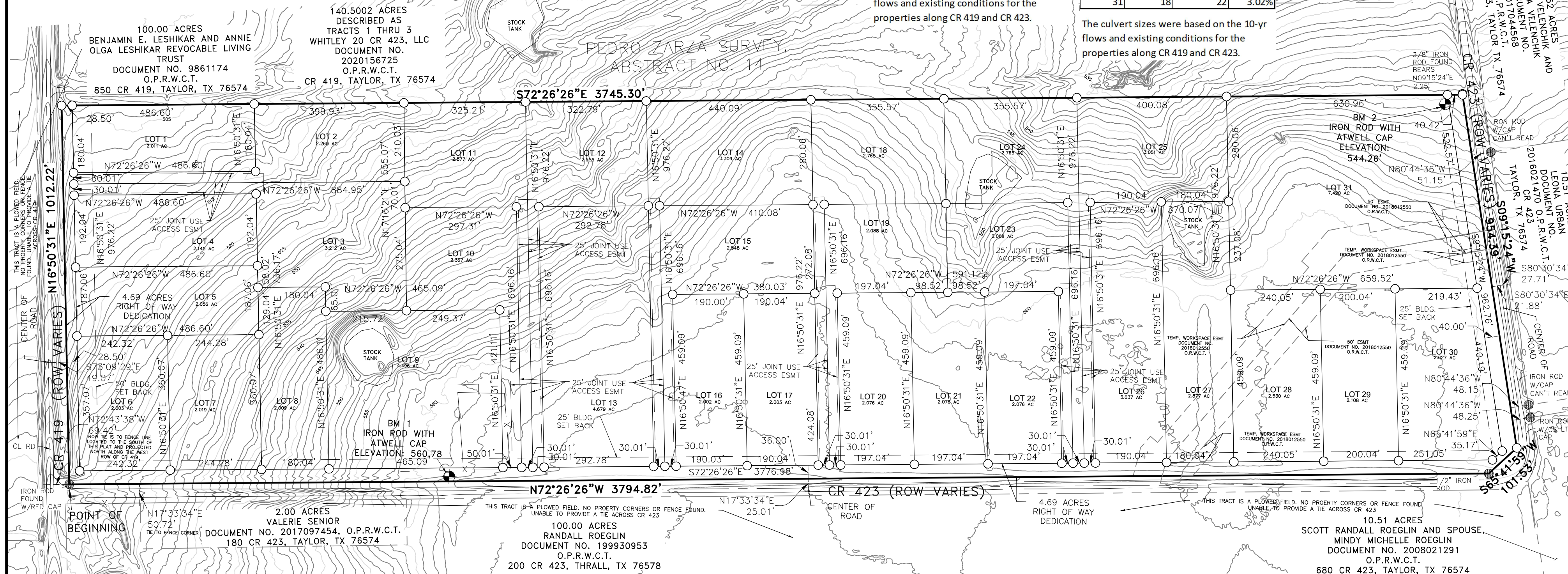
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(IN FEET)
1 inch = 200 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD SET WITH "ATWELL LLC" CAP UNLESS OTHERWISE NOTED
- O.R.W.C.T. OFFICIAL RECORDS OF WILLAMSON COUNTY TEXAS



PROJECT:	TAYLOR Platting
JOB NUMBER:	20004089
SURVEY DATE:	JANUARY 2021
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

www.atwell-group.com

805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

PRELIMINARY PLAT OF TAYLOR RANCHETTES PEDRO ZARZA SURVEY ABSTRACT NO. 14 WILLAMSON COUNTY, TEXAS

SHEET
1
OF 1

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