

SCALE: 1" = 100'

Note:
The bearing basis for this survey is the
State Plane Coordinate System, NAD83,
Grid North Texas Central Zone, (4203),
GEOID: 12A
Datum: NAVD88,
CONVERGENCE: 1'27'55.38"
COMBINED SCALE FACTOR: 0.99986928

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET MARKED "FOREST 1847"
- CAPPED IRON PIN FOUND MARKED "FOREST 1847"
- NAIL SET
- NAIL FOUND
- CAPPED IRON PIN FOUND MARKED
- TAXDOT TYPE 1 CONCRETE MARKER
- BENCHMARK MONUMENT (COTTON SPINDLE SET)
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- 50' PRIVATE EASEMENT

() Denotes Record Information
All document references are in Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
P.R.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

Owner: Al Penichet
Chalst Investments, Inc.
129 Camp Verde Dr.
Georgetown, Texas 78633
512-818-4866
al@971rvpark.com

Engineer: Justin Fuller, PE, CFM
Clark & Fuller Engineering
215 Main St.
Temple, TX 76501
254-899-0899
jfuller@clark-fuller.com

Surveyor: William F. Forest, Jr., RPLS 1847
1002 Ash St.
Georgetown, Texas 78626
512-930-5927
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"PRELIMINARY PLAT"
"RETREAT AT 971"
41.491 ACRES
RICHARD TANKERSLEY SURVEY A- 784
WILLIAMSON COUNTY, TEXAS

Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

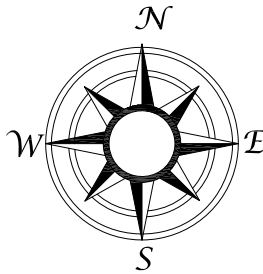
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|-----------|---|
| Revision | Original Submittal Date: January 13, 2021 |
| 5-12-2021 | Field Book/Page: 143/49 |
| 7-30-2021 | LO: RETREAT PAGE 1 |
| 8-18-2021 | Project Name: AL PENICHET |
| | Dwg: PRELIMINARY PLAT RETREAT AT 971 |
| | PAGE 1 OF 3 |

| PRIVATE EASEMENT TABLE | | | | | | |
|------------------------|----------------|--------------------|-------------------|--------------|-----------------------|--------------------|
| NAME | EASEMENT WIDTH | PAVEMENT DIMENSION | LENGTH OF ROADWAY | DESIGN SPEED | MAINTENANCE AUTHORITY | CLASSIFICTION TYPE |
| MONTANA DRIVE | 50 FT | 20 FT | 668.82 | 25 MPH | PRIVATE | LOCAL |
| EAGLE DRIVE | 50 FT | 20 FT | 360 FT | 25 MPH | PRIVATE | LOCAL |
| CHEROKEE DRIVE | 50 FT | 20FT | 461 FT | 25 MPH | PRIVATE | LOCAL |
| PUMA DRIVE | 50 FT | 20 FT | 451 FT | 25 MPH | PRIVATE | LOCAL |
| SIERRA CIRCLE | 50 FT | 20 FT | 626.5 FT | 25 MPH | PRIVATE | LOCAL |
| ARCADIA DRIVE | 50 FT | 21 FT | 350.81 FT | 26 MPH | PRIVATE | LOCAL |

| Line Table | | |
|------------|---------------|----------|
| Line # | Bearing | Distance |
| L1 | S 50°57'02" W | 19.48' |
| L2 | N 35°43'23" E | 70.75' |
| L3 | S 18°18'48" E | 36.71' |
| L4 | N 78°56'18" E | 53.35' |
| L5 | S 28°39'05" E | 77.03' |
| L6 | S 22°15'56" E | 40.91' |
| L7 | N 21°35'19" W | 50.00' |
| L8 | S 21°00'30" E | 29.92' |
| L9 | S 09°42'51" W | 34.51' |
| L10 | S 88°31'18" W | 29.85' |
| L11 | N 88°31'18" E | 22.79' |
| L12 | S 18°18'48" E | 35.74' |
| L13 | N 78°56'18" E | 54.69' |
| L13 | N 68°59'30" E | 294.85' |
| L14 | S 28°39'05" E | 26.53' |
| L15 | S 22°12'43" E | 33.14' |
| L16 | N 78°56'18" E | 54.70' |
| L17 | N 22°15'56" W | 33.12' |
| L18 | N 28°39'05" W | 50.01' |

| Curve Table | | | | | |
|-------------|----------|---------------|----------------|------------|------------|
| Curve # | Radius | Chord Bearing | Chord Distance | Delta | Arc Length |
| C2 | 1206.28' | S 72°00'32" W | 745.93' | 36°01'14" | 758.36' |
| C3 | 1206.28' | S 55°27'54" W | 61.74' | 2°55'58" | 61.75' |
| C4 | 1206.28' | S 73°28'31" W | 686.98' | 33°05'16" | 696.61' |
| C5 | 205.00' | S 05°38'49" E | 108.61' | 30°43'21" | 109.92' |
| C6 | 155.00' | S 04°17'58" E | 75.07' | 28°01'39" | 75.82' |
| C7 | 155.00' | N 65°30'09" E | 72.03' | 26°52'18" | 72.69' |
| C8 | 205.00' | S 25°27'31" E | 22.84' | 6°23'09" | 22.85' |
| C9 | 50.00' | S 23°21'47" W | 96.30' | 211°15'26" | 184.36' |
| C10 | 50.00' | N 65°57'11" W | 96.57' | 210°06'38" | 183.36' |
| C11 | 155.00' | S 05°38'49" E | 82.12' | 30°43'21" | 83.11' |
| C12 | 205.00' | S 78°45'24" W | 69.54' | 19°31'48" | 69.88' |
| C13 | 155.00' | N 78°45'24" E | 52.58' | 19°31'48" | 52.83' |
| C14 | 205.00' | S 09°01'16" E | 66.20' | 18°35'02" | 66.49' |
| C15 | 155.00' | N 73°57'54" E | 26.87' | 9°56'48" | 26.91' |
| C16 | 203.52' | N 73°37'09" E | 37.87' | 10°40'38" | 37.93' |
| C17 | 155.02' | N 25°27'31" W | 17.27' | 6°23'09" | 17.28' |
| C18 | 180.02' | S 05°38'49" E | 95.38' | 30°43'21" | 96.53' |
| C19 | 50.00' | S 65°57'11" E | 70.78' | 90°06'38" | 78.64' |
| C20 | 180.02' | S 04°17'58" E | 87.19' | 28°01'39" | 88.06' |
| C21 | 180.02' | N 78°45'24" E | 61.07' | 19°31'48" | 61.36' |
| C22 | 180.02' | N 73°57'54" E | 31.21' | 9°56'48" | 31.25' |
| C23 | 50.00' | N 23°21'47" E | 71.48' | 91°15'26" | 79.64' |
| C24 | 25.00' | N 65°57'11" W | 35.39' | 90°06'38" | 39.32' |
| C25 | 25.00' | S 23°23'23" W | 35.72' | 91°12'13" | 39.80' |

"PRELIMINARY PLAT"
"RETREAT AT 971 "
41.491 ACRES
RICHARD TANKERSLEY SURVEY A- 784
WILLIAMSON COUNTY, TEXAS



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
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TBPLS FIRM NO.10002000

| Revision | Original Submittal Date: January 13, 2021 |
|-----------|---|
| 5-12-2021 | Field Book/Page: 143/49 |
| 7-30-2021 | LO: RETREAT PAGE 2 |
| 8-18-2021 | Project Name: AL PENICHET |
| | Dwg: PRLIMINARY PLAT RETREAT AT 971 |
| | PAGE 2 OF 3 |

OWNER'S CERTIFICATION

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

That I, Al Penichet, is the owners of the certain 41.491 acres described on this plat, called 41.50 acres as described in the deed to Al Penichet, as recorded in Document No. 2016109828 , of the Official Public Records of Williamson County, Texas. We do hereby approve the subdivision plat of said tract as shown hereon; do hereby consent to all plat note requirements shown hereon; and do hereby dedicate to the public any streets, 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 "Plat Retreat at 971 Subdivision".

TO CERTIFY WHICH, WITNESS by my hand this _____ day of, _____ 20____,

AL PENICHET,
129 CAMP VERDE DRIVE
GEORGETOWN, TX 78633
512-818-4866 EMAIL: al@971rvpark.com

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

Before me, the undersigned authority, on this day personally appeared _____, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the foregoing instrument as the owner of the property described hereon.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____ 20____, A.D.

Notary Public in and for the State of Texas

My Commission expires on: _____

SURVEYOR'S CERTIFICATION

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

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plat is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon. This tract is not within the Edwards Aquifer Recharge Zone.

TO CERTIFY WHICH, WITNESS by my hand and seal at Georgetown, Williamson County, Texas,

this _____ day of **PRELIMINARY**, 2020
FOR REVIEW PURPOSES ONLY.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD
~~NOT BE USED OR VIEWED AS A FINAL DOCUMENT~~

William F. Forest, Jr.
Registered Professional Land Surveyor No. 1847, State of Texas
TBPLS, Firm Registration No. 1002000
1002 Ash Street
Georgetown, Texas 78626

Engineer's Certification

I, Justin Fuller, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0330f, effective date December 20, 2019, and that each lot conforms to the Williamson County regulations.

The fully developed, concentrated storm water runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this ____ day of _____, 2021.

Clark & Fuller, PLLC
Justin Fuller, PE, CFM
Registered Professional Engineer (sealed)
No. 100183, State of Texas

WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

Based upon the representations of the surveyor whose seal is affixed hereto, and after review of the plat as represented by the said surveyor, I find that this plat complies with the Williamson County Floodplain regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. 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 associated with it.

J. Terron Everton, PE, DR, CFM
Williamson County Floodplain Administrator

GENERAL NOTES AND REQUIREMENTS:

- There are no new public roadways approved as a part of this subdivision.
- Maintenance responsibility for drainage will not be accepted by the county other than that accepted in connection with draining or protecting the road system. Maintenance responsibility for storm water management controls will remain with the owner.
- In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet. 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.
- Existing easements are shown on sheet one according to the records as set out in Document 2017095238 a Permanent 25 foot wide water line easement to Lone Star Regional Water Authority. And in Document 2017116481 a General Type Electrical Easement to Oncor Electric Delivery Company for use until lines are abandoned. Any additional easements that may exist have not been researched as a part of this survey.
- A de Facto certificate of compliance is hereby issued for Lots 1-5 in this subdivision. This certificate is valid until such time as FEMA revises or newly adopts floodplain boundaries in this area.
- No lots in this subdivision are encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No.48491C0330F, effective date December 20, 2019 for Williamson County, Texas.
- The landowner assumes all risks associated with improvements located in the Right-of-Way for Farm to Market 971, county Road 334 and County Road 380. By placing anything in the Right-of-Way and/or road widening easements, the landowner indemnifies and holds the county, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvement.
- Improvements within the county road Right-of-Way including, but not limited to, landscaping, irrigation, lighting, custom signs, are prohibited without first obtaining an executed license agreement with Williamson County.
- All public roadways and easements as shown on this plat are free of liens.
- This development is considered exempt from on-site storm water detention controls based on Williamson County Subdivision Regulation B1 3, which states that a proposed development may be considered exempt from providing a stormwater detention, if the plat has all lots of 2 acres or more with less than 20% impervious cover.
- Water service for this subdivision will be provided by Jonah Water Supply. Sewer service for this subdivision will be provided by on-site sewage facilities.
- 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, 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. Floodplain 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.

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF)

14. All sidewalks shall be maintained by each of the adjacent property owners. Based upon the representations of the surveyor whose seal is affixed hereto, and after review of the plat as represented by the said surveyor, I find that this plat complies with the requirements of the Edwards Aquifer regulations for Williamson County and Williamson County on-site sewage facility regulations. This certification is 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 disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

J. Terron Everton, PE, DR, CFM
Williamson County Engineer

DATE

911 ADDRESSING APPROVAL

This subdivision, to be known as "Ronnie Draper Subdivision", has been reviewed by the Williamson County addressing department this date.

WILLIAMSON COUNTY ADDRESSING DEPARTMENT

DATE

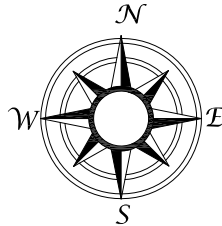
COUNTY JUDGE'S APPROVAL

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

I, Bill Gravell, Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by the said court duly considered, were on this day approved, and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravel Jr., County Judge
Williamson County, Texas

Date: _____



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
Phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO.10002000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

"PRELIMINARY PLAT"
"RETREAT AT 971"
RICHARD TANKERSLEY SURVEY, ABSTRACT NO. 784
WILLIAMSON COUNTY, TEXAS

BEING 41.491 acres of land, situated in the Richard Tankersley Survey, Abstract No. 784, in Williamson County, Texas, said 41.491 acres being the same tract of land called 41.50 acres, of record to Chalst Investments, LLC., Document No. 2016109828, Official Public Records, Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in November of 2020 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" capped iron pin found (steel pin), marked "FOREST RPLS 1847", at the Northwest corner of said 41.50 acre tract, for the Northwest corner hereof, same point being the Southwest corner of a 100 acre tract, of record to Rufus Prikryl, Jr., Volume 1629, Page 163, (DRWCT), said point being in the East Right-of-Way line of County Road 334, THENCE, departing said Right-of-Way line, with the common boundary line of said 41.50 acre tract and said 100 acre tract, N 69°00'54" E, 1571.35 feet, to a ½" iron pin found, at the most northerly Northeast corner of said 41.50 acre tract, for the most northerly Northeast corner hereof, same being the Southeast corner of said 100 acre tract, said point being in the West boundary line of a 43.61 acre tract, of record to JC RC, LLC., Document No. 2010055972,

THENCE, with the common boundary line of said 41.50 acre tract and said 43.61 acre tract, along or near a fence, the following two courses and distances:

- S 21°06'39" E, 92.83 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", at an ell corner of said 41.50 acre tract, same being the Southwest corner of said 43.61 acre tract,
- N 68°30'25" E, 218.97 feet, to a ½" iron pin found, for the most easterly Northeast corner of said 41.50 acre tract and the most easterly Northeast corner hereof, same point being in the West Right-of-Way line of County Road 380,

THENCE, with the common boundary line of said 41.50 acre tract and said Right-of-Way, S 22°09'58" E, 948.57 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", at the Southeast corner of said 41.50 acre tract, for the Southeast corner hereof, same point being in the North Right-of-Way of Farm to Market 971,

THENCE, with the common boundary line of said 41.50 acre tract and Farm to Market 971, the following four (4) courses and distances:

- S 68°59'25" W, 126.45 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", at the point of curvature for a non-tangent curve,
- in a westerly direction with a non-tangent curve to the left, with a Radius of 1206.28 feet, having a Chord Bearing of S 72°00'32" W, 745.93 feet, having a Central Angle of 36°01'14" and an Arc Length of 758.36 feet, to a mag nail set, with washer, marked "FOREST RPLS 1847",
- (L2) S 35°43'23" W, 70.75 feet, to a concrete monument (TXDOT Type I), for an angle point of said 41.50 acre tract and said Right of Way,
- (L1) S 50°57'02" W, 19.48 feet, to a ½" iron pin found, for the Northeast corner of a 5.89 acre tract, of record to Texas Crushed Stone, Document No. 9612351 (OPRWCT),

THENCE, departing said Right-of-Way line, with the common boundary line of said 41.50 acre tract and said 5.89 acre tract, the following three (3) courses and distances:

- S 69°03'18" W, 610.96 feet, to a ½" iron pin found, for an ell corner,
- S 21°29'35" E, 24.09 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an ell corner
- S 67°04'03" W, 232.80 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", in the East Right-of-Way line of County Road 334, said point being the Southwest corner of said 41.50 acre tract and Northwest corner of said 5.89 acre tract, for the Southwest corner hereof,

THENCE, with the common boundary line of said County Road 334 and said 41.50 acre tract, N 21°55'22" W, 1076.95 feet, to the POINT OF BEGINNING, and containing 41.491 acres, more or less.

COUNTY CLERK'S CERTIFICATION

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

I, Nancy E. Rister, Clerk of the County Court of said Count, 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 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

By: _____, Deputy

| | |
|-----------|-------------------------------------|
| Revision | Drawing Date: January 13, 2020 |
| 5-12-21 | Field Book/Page: 148/23 |
| 7-30-2021 | LO:RETREAT PAGE 3 |
| 8-18-2021 | Project Name: AL PENICHET |
| | Dwg: PRLIMINARY PLAT RETREAT AT 971 |
| | PAGE 3 OF 3 |