

LOCATION MAP
NOT TO SCALE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF 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 EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

PRELIMINARY PLAT VISTA ACRES SUBDIVISION

A SUBDIVISION OF 143.092 ACRES, MORE OR LESS,
OF LAND AREA IN THE R.E. BOOTH SURVEY,
ABSTRACT NO. 102,
IN WILLIAMSON COUNTY, TEXAS.,



(IN FEET)
1 inch = 200 ft.

LEGEND

- IRON ROD FOUND UNLESS OTHERWISE NOTED
- IRON ROD SET WITH CAP MARKED "ATWELL LLC"
- B.L. BUILDING LINE
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

STEPHEN R. DELGADO, PE
ATWELL

DATE

DESCRIPTION:

A 143.092 ACRE (6,233,065 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE R.E. BOOTH SURVEY, ABSTRACT 102, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A 143.092 ACRE TRACT CONVEYED TO HERO ARCHETYPE LLC IN DOCUMENT NO. 2020116504, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.096 ACRE TRACT CONVEYED TO FABIAN AMADOR AND BLANCA AMADOR IN DOCUMENT NO. 2021000182, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.351 ACRE TRACT CONVEYED TO CHAD KIOUS AND ELIZABETH KIOUS IN DOCUMENT NO. 2021025811, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.110 ACRE TRACT CONVEYED TO JOSE ELIZONDO IN DOCUMENT NO. 2021000311, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.363 ACRE TRACT CONVEYED TO PILAR GONZALEZ-MUNOZ AND LUIS LIRA IN DOCUMENT NO. 2021017134, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 11.954 ACRE TRACT CONVEYED TO JAMES REBER AND ALLISON SLABOTSKY IN DOCUMENT NO. 2020165313, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.623 ACRE TRACT CONVEYED TO BRYAN SLABOTSKY IN DOCUMENT NO. 2020154708, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A 10.626 ACRE TRACT CONVEYED TO JAMES NATHAN BELVIN AND CARLY MICHELLE BELVIN IN DOCUMENT NO. 2020138900, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL WITH CAP FOUND IN POWER POLE FOR THE WESTERNMOST CORNER OF SAID 143.092 ACRE TRACT, BEING IN THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 455 (R.O.W. VARIES) AND ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF COUNTY ROAD 451 (R.O.W. VARIES), FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 451, N68°41'38"E, A DISTANCE OF 1181.78 FEET TO AN IRON ROD FOUND FOR THE WESTERNMOST CORNER OF A CALLED 2.998 ACRE TRACT CONVEYED TO JUAN RODRIGUEZ AND CYNTHIA CHAPARRO IN DOCUMENT NO. 2018074152, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH THE SAID 2.998 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- 1.S21°10'36"E, A DISTANCE OF 368.00 FEET TO AN IRON ROD FOUND;
- 2.N68°52'49"E, A DISTANCE OF 354.85 FEET TO A IRON ROD FOUND WITH CAP STAMPED "ATWELL";
- 3.N21°12'58"W, A DISTANCE OF 368.41 FEET TO AN IRON ROD FOUND IN THE SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 451 FOR AN ELL CORNER OF SAID 143.092 ACRE TRACT AND THE NORTHERNMOST CORNER OF SAID 2.998 ACRE TRACT;

THENCE, WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 451, N69°01'30"E, A DISTANCE OF 1490.80 FEET TO A IRON ROD FOUND WITH CAP STAMPED "ATWELL", IN THE WESTERN LINE OF A CALLED 0.326 ACRE TRACT CONVEYED TO HILLTOP RANCHETTES LLC IN DOCUMENT NO. 2020059589, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN BOUNDARY LINE OF SAID 0.326 ACRE TRACT, S23°01'05"E, A DISTANCE OF 940.73 FEET TO AN IRON ROD FOUND WITH CAP STAMPED "JE GARON RPLS 4303", IN THE WESTERN LINE OF A CALLED 99.782 ACRE TRACT CONVEYED TO HILLTOP RANCHETTES LLC IN DOCUMENT NO. 2020044388, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

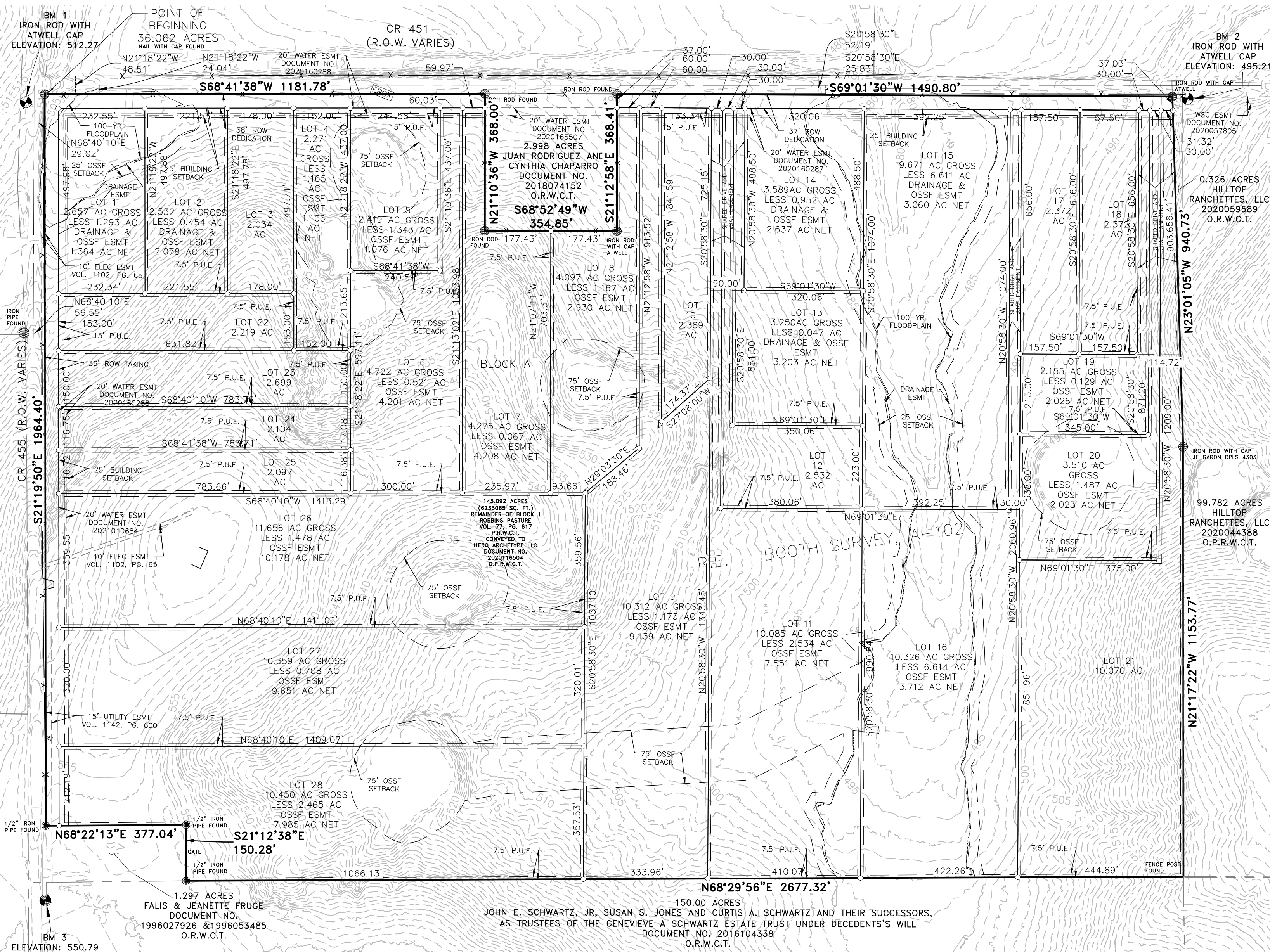
THENCE, WITH THE WESTERN LINE OF SAID 99.782 ACRE TRACT, S21°17'22"E, A DISTANCE OF 1153.77 FEET TO FENCE POST FOUND FOR THE EASTERNMOST CORNER OF SAID 10.096 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 150.00 ACRE TRACT CONVEYED TO JOHN E. SCHWARTZ, JR, SUSAN S. JONES AND CURTIS A. SCHWARTZ AND THEIR SUCCESSORS, AS TRUSTEES OF THE GENEVIEVE A. SCHWARTZ ESTATE TRUST UNDER DECEDENT'S WILL, DOCUMENT NO. 2016104338, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH THE NORTHERN LINE OF SAID 150.00 ACRE TRACT, S68°29'56"W, A DISTANCE OF 2677.32 FEET TO A ½" IRON PIPE FOUND FOR THE SOUTHEASTERN CORNER OF A 1.297 ACRE TRACT CONVEYED TO FALIS & JEANETTE FRUGE IN DOCUMENT NOS. 1996053485 AND 1996027926, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH THE SAID 1.297 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES;

- 1.N21°12'38"W, A DISTANCE OF 150.28 FEET TO A ½" IRON PIPE FOUND;
- 2.S68°22'13"W, A DISTANCE OF 377.04 FEET TO A ½" IRON PIPE FOUND FOR THE NORTHWESTERN CORNER OF SAID 1.297 ACRE TRACT, ALSO BEING IN THE EASTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 455;

THENCE, WITH THE EASTERN RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 455, N21°19'50"W, A DISTANCE OF 1964.40 FEET TO THE POINT OF BEGINNING;
CONTAINING 143.092 ACRES OR 6,233,065 SQUARE FEET, MORE OR LESS.



PROJECT:	VISTA ACRES SUBDIVISION
JOB NUMBER:	20003045
DATE:	NOVEMBER, 2020
SCALE:	1" = 200'
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	AY



PRELIMINARY PLAT OF
VISTA ACRES SUBDIVISION
RE BOOTH SURVEY ABSTRACT NO. 102
WILLIAMSON COUNTY, TEXAS

OWNER INFORMATION

LOTS: 1–8 & 22–25
WCAD PARCEL NUMBER: R018823
SITE ADDRESS: 2151 CR 455, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667

LOT: 9
WCAD PARCEL NUMBER: R613494
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: PILAR GONZALEZ–MUNOZ & LUIS LIRA
OWNER ADDRESS: 4904 SAVOREY LN, AUSTIN, TX 78744

LOT: 10
WCAD PARCEL NUMBER: R613495
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667

LOT: 11
WCAD PARCEL NUMBER: R605616
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: JOSE ELIZONDO
OWNER ADDRESS: 14108 SLEEPY HOLLOW DR, PFLUGERVILLE, TX 78660

LOTS: 12–15
WCAD PARCEL NUMBER: R605617
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667

LOT: 16
WCAD PARCEL NUMBER: R613500
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: CHAD & ELIZABETH KIOUS
OWNER ADDRESS: 2108 PEARSON WAY, ROUND ROCK, TX 78665

LOTS: 17–20
WCAD PARCEL NUMBER: R613501
SITE ADDRESS: CR 451, COUPLAND, TX 78615
OWNER: HERO ARCHETYPE LLC
OWNER ADDRESS: PO BOX 1249, SAN MARCOS, TX 78667

LOT: 21
WCAD PARCEL NUMBER: R605618
SITE ADDRESS: 634 CR 451, COUPLAND, TX 78615
OWNER: FABIAN & BLANCA AMADOR
OWNER ADDRESS: 11826 TOBLER TRL, AUSTIN, 78753

LOT: 26
WCAD PARCEL NUMBER: R605615
SITE ADDRESS: 2151 CR 455, COUPLAND, TX 78615
OWNER: JAMES R REBER & ALLISON SLABOTSKY
OWNER ADDRESS: 708 7TH ST W, TAYLOR, TX 76574

LOT: 27
WCAD PARCEL NUMBER: R603554
SITE ADDRESS: 2189 CR 455, COUPLAND, TX 78615
OWNER: BRYAN SLABOTSKY
OWNER ADDRESS: PO BOX 292, TAYLOR, TX 76574

LOT: 28
WCAD PARCEL NUMBER: R601911
SITE ADDRESS: 2225 CR 455, COUPLAND, TX 78615
OWNER: JAMES NATHAN & CARLY MICHELLE BELVIN
OWNER ADDRESS: 1428 WINDCREST DR, ROUND ROCK, TX 78664

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. 48491C0575F DATED 12/20/2019.

BENCHMARK: BM 1: IRON ROD WITH ATWELL CAP, ELEVATION: 512.27'
BM 2 IRON ROD WITH ATWELL CAP ELEVATION: 495.21'

GENERAL PRELIMINARY NOTES: THIS PLAT LIES IN EMERGENCY SERVICES DISTRICT #10.

THIS SUBDIVISION IS IN WILLIAMSON COUNTY AND IS NOT WITHIN ANY ETJ. 25' BUILDING SETBACK LINES ALONG COUNTY ROAD 455 AND COUNTY ROAD 451.

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 WILLIAMSON COUNTY.

WATER SERVICE IN THIS SUBDIVISION WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION. SEWAGE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON–SITE SEPTIC SYSTEM.

THIS DEVELOPMENT 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

VISTA ACRES DRIVEWAY TABLE			
LOT NUMBER	CULVERT DIA (in)	CULVERT LENGTH (FT)	SLOPE (%)
1	NONE	-	-
2	18	22	1.0%
3	18	22	1.0%
4	18	22	2.6%
5	24	22	2.1%
6	24	22	1.5%
7	30	22	1.0%
8	30	22	1.0%
9	18	22	1.0%
10	18	22	1.0%
11	18	22	1.0%
12	NONE	-	-
13	18	22	1.0%
14	18	22	1.0%
15	24	22	1.0%
16	30	22	1.0%
17	30	22	1.0%
18	30 x 2	22	1.0%
19	30 x 2	22	1.0%
20	30 x 2	22	1.0%
21	30 x 2	22	1.0%
22	30 x 2	22	1.0%
23	30	22	1.0%

The culvert sizes were based on the 10-yr flows and 20% impervious cover and existing conditions for the properties along CR 451 and CR 455.

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JOB NUMBER:	20003045
DATE:	NOVEMBER, 2020
SCALE:	1" = 200'
SURVEYOR:	ROBERT GERTSON, RPLS 6367
TECHNICIAN:	AY



ATWELL
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AUSTIN, TX 78746
512.904.0505
TBP# LS 10193726

PRELIMINARY PLAT OF
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