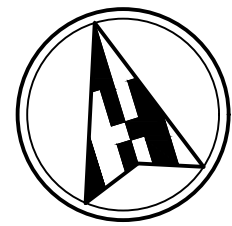


VICINITY MAP
SCALE: 1"=5,000'

LEGEND

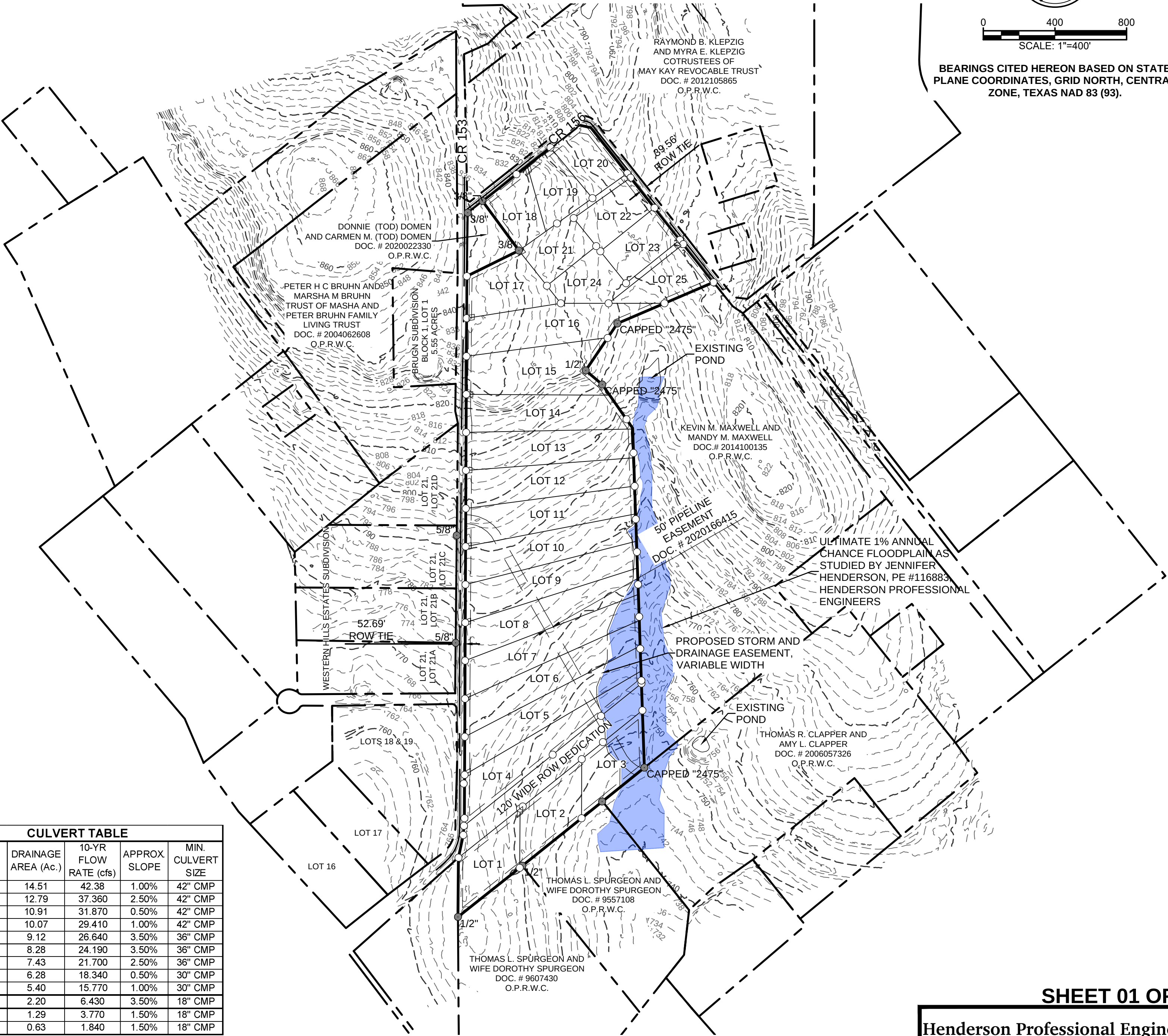
- IRON ROD SET, CAPPED "BTS"
- IRON ROD FOUND

PRELIMINARY PLAT
OF
SIMPLE SUBDIVISION



0 400 800
SCALE: 1"=400'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



OWNER: STEVE QUIROZ
805 S MAYS ST
ROUND ROCK, TEXAS 78665
PHONE 512.751.3134
E-MAIL STEVE.QUIROZ@THIRDCOASTAUTOS.COM

SURVEYOR: BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
PHONE 512.352.9090
E-MAIL BRUCE@BYRANTECHNICALSERVICES.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 01/03/2022

ORIGINAL SURVEY: WALKER, J SURVEY
ABSTRACT NO. 688

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR
FLOOD PLAIN AS SHOWN ON FIRM PANEL
48491C0325F, DATED DECEMBER 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

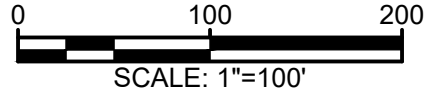
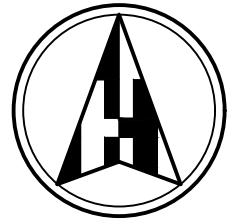
CULVERT TABLE				
LOT(S)	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX. SLOPE	MIN. CULVERT SIZE
3	14.51	42.38	1.00%	42" CMP
1, 2 & 4	12.79	37.360	2.50%	42" CMP
5 & 6	10.91	31.870	0.50%	42" CMP
7 & 8	10.07	29.410	1.00%	42" CMP
9 & 10	9.12	26.640	3.50%	36" CMP
11 & 12	8.28	24.190	3.50%	36" CMP
13 & 14	7.43	21.700	2.50%	36" CMP
15 & 16	6.28	18.340	0.50%	30" CMP
17	5.40	15.770	1.00%	30" CMP
18 & 19	2.20	6.430	3.50%	18" CMP
20, 21 & 22	1.29	3.770	1.50%	18" CMP
23, 24 & 25	0.63	1.840	1.50%	18" CMP

SHEET 01 OF 06

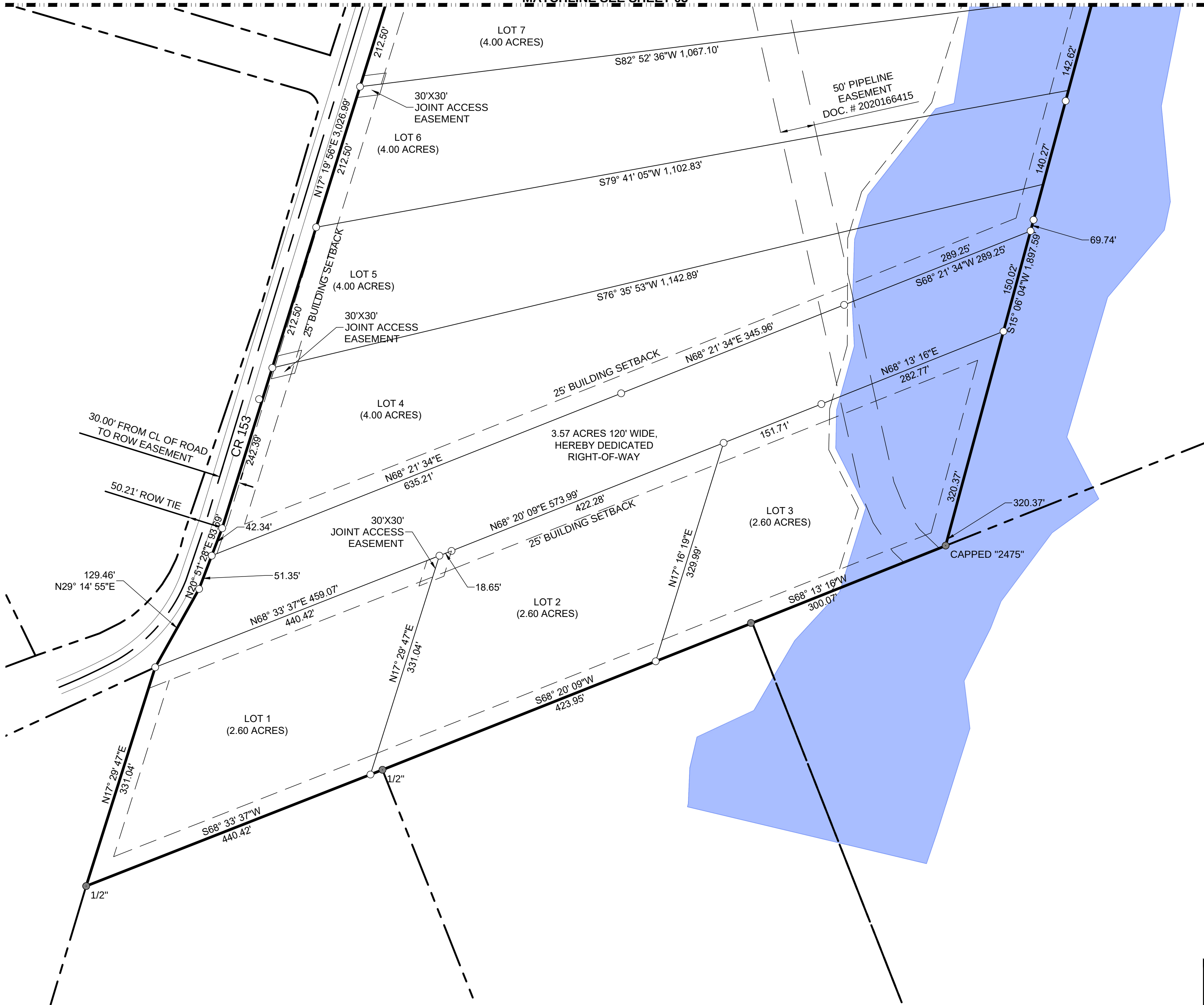
Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300

PRELIMINARY PLAT
OF
SIMPLE SUBDIVISION

MATCHLINE SEE SHEET 03



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



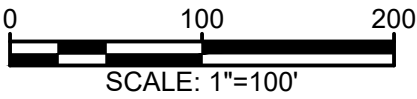
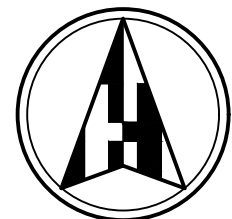
Henderson Professional Engineers
HPE
Civil Engineering

600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

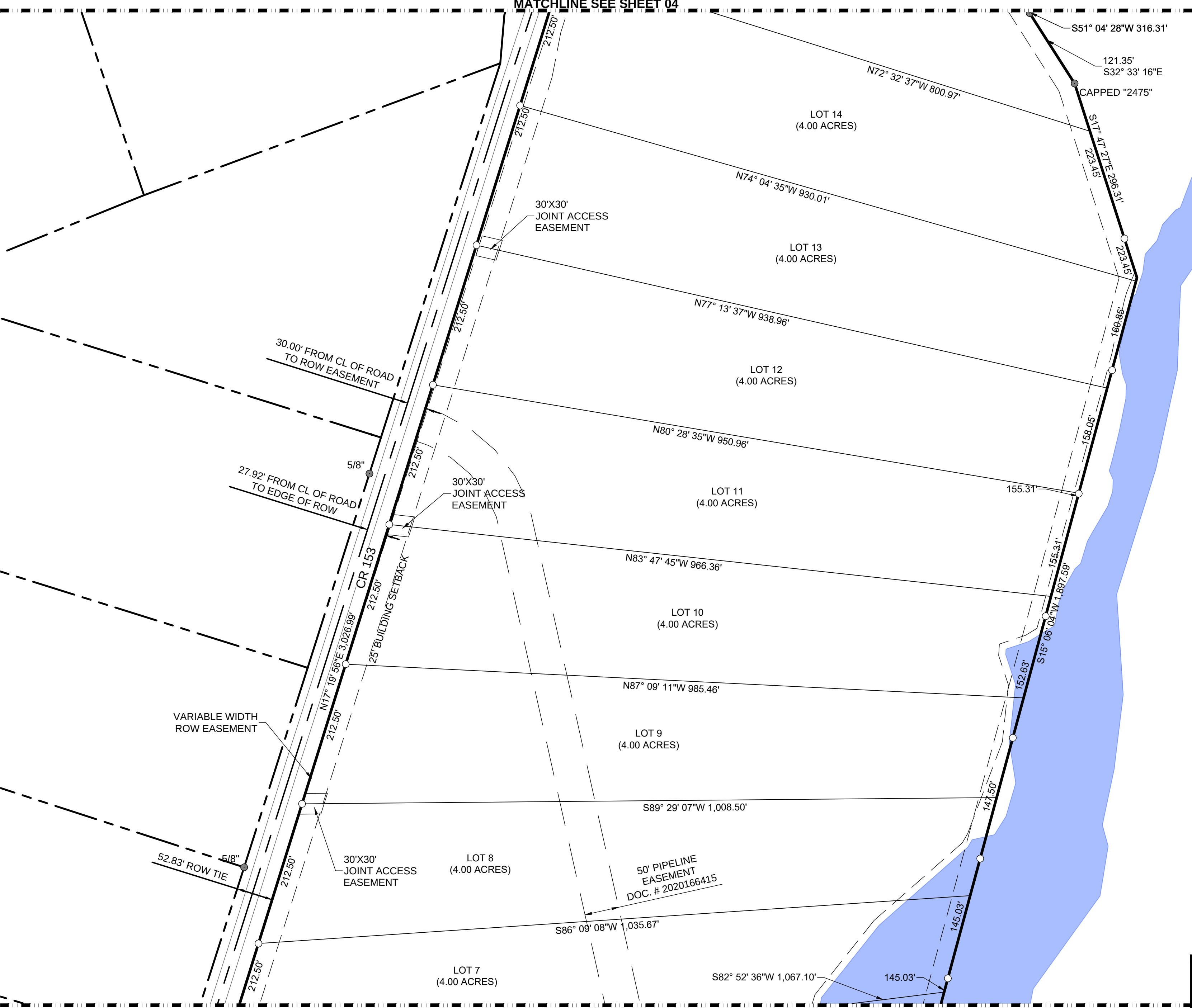
WBE210166 | HUB 1853873845300

Plotted by: Elizabeth, Plot date: 24/03/2022, File name: h:\02 projects\2021\210903 simple subdivision\07 Sheet\PP\210903 PP.dwg

PRELIMINARY PLAT
OF
SIMPLE SUBDIVISION



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



SHEET 03 OF 06

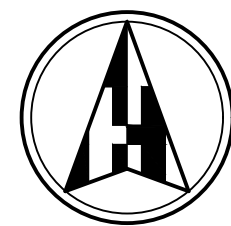
Henderson Professional Engineers
HPE
Civil Engineering

600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

Plotted by: Elizabeth, Plot date: 24/03/2022, File name: h:\02 projects\2021\210903 simple subdivision\07 Sheet\PP1210903 PP.dwg

PRELIMINARY PLAT
OF
SIMPLE SUBDIVISION



0 100 200
SCALE: 1"=100'

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



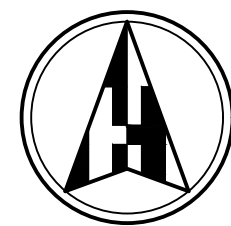
MATCHLINE SEE SHEET 03

SHEET 04 OF 06

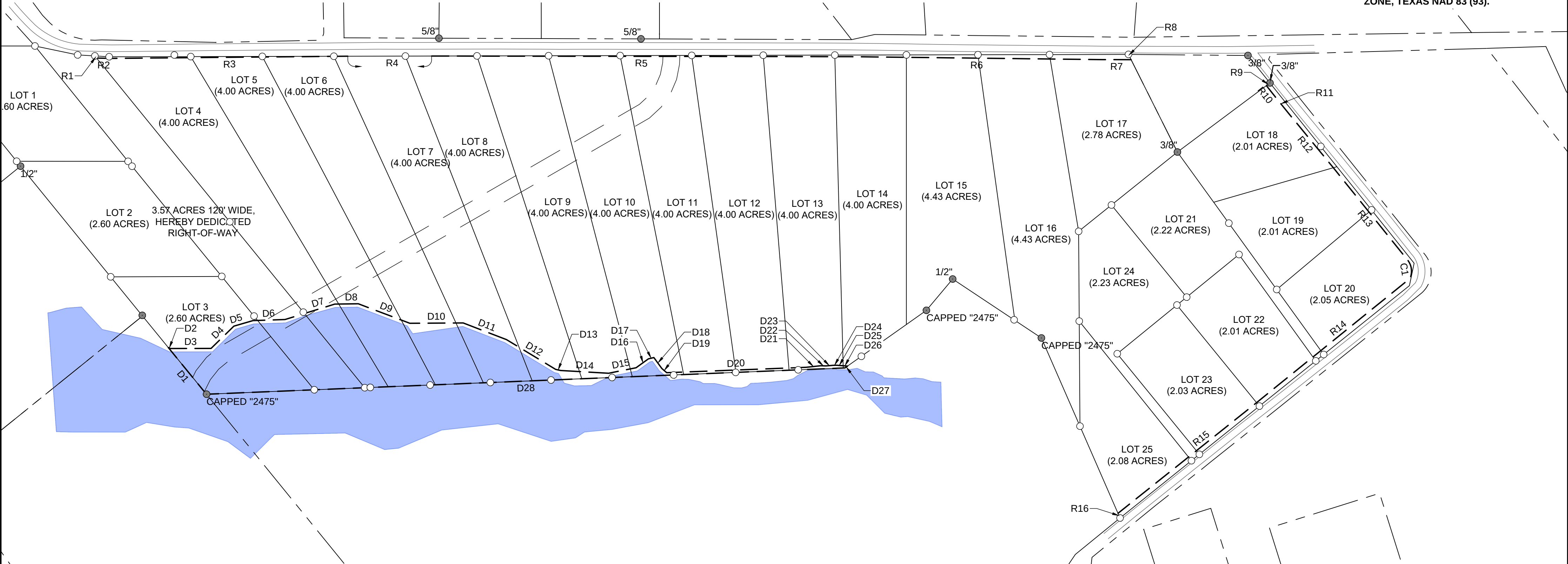
Henderson Professional Engineers
HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300

Plotted by: Elizabeth, Plot date: 24/03/2022, File name: h:\02 projects\2021\210903 simple subdivision\07 Sheet\PP\210903 PP.dwg

PRELIMINARY PLAT
OF
SIMPLE SUBDIVISION



BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).



ROW EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
R1	8.15	S68° 21' 34"W
R2	44.16	S18° 46' 38"W
R3	701.75	S16° 56' 10"W
R4	248.85	N17° 19' 56"E
R5	1,246.62	S17° 33' 04"W
R6	745.53	S18° 08' 12"W
R7	85.16	S17° 38' 57"W
R8	4.94	N80° 50' 55"E
R9	13.13	S19° 17' 05"E
R10	41.91	N69° 15' 58"E
R11	54.15	N68° 34' 04"E
R12	225.59	N68° 03' 39"E
R13	340.73	N68° 39' 23"E
R14	615.60	S21° 32' 03"E
R15	497.45	S21° 08' 42"E
R16	15.32	N83° 52' 19"E

DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
D1	179.22	N68° 13' 16"E
D2	7.08	S42° 41' 42"W
D3	120.82	S17° 15' 51"W
D4	94.51	S26° 51' 39"E
D5	59.16	S01° 15' 28"W
D6	95.00	S15° 32' 55"W
D7	154.72	S00° 12' 26"W
D8	69.98	S16° 41' 33"W
D9	163.51	S38° 12' 22"W
D10	158.58	S17° 08' 39"W
D11	137.72	S38° 32' 04"W
D12	170.68	S48° 39' 21"W
D13	15.45	S30° 08' 48"W
D14	142.60	S20° 42' 48"W

DRAINAGE EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
D15	82.95	S06° 04' 27"W
D16	45.30	S18° 15' 37"E
D17	16.52	S03° 58' 48"W
D18	40.17	S71° 23' 27"W
D19	19.23	S58° 36' 06"W
D20	414.20	S15° 14' 42"W
D21	43.74	S11° 21' 07"W
D22	15.59	S18° 56' 37"W
D23	19.92	S12° 39' 11"W
D24	11.14	S16° 21' 46"W
D25	17.35	S21° 37' 48"W
D26	15.81	S21° 37' 03"W
D27	9.47	N17° 47' 27"W
D28	1,897.59	N15° 06' 04"E

SHEET 05 OF 06

Henderson Professional Engineers
HPE
Civil Engineering

600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

Plotted by: Elizabeth, Plot date: 24/03/2022, File name: h:\02 projects\2021\210903 simple subdivision\07 Sheet\PP1210903 PP.dwg

PRELIMINARY PLAT OF SIMPLE SUBDIVISION

NOTES:

1. 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 OWNERS.
2. WATER SERVICE IS PROVIDED BY: JONAH.
WASTEWATER SERVICE IS PROVIDED BY: OSSF
3. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY 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 IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
4. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0325F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
5. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
6. LOTS 21 AND 24 MAY NOT BE FURTHER SUBDIVIDED.
7. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. THIS PLAT IS CONSIDERED EXEMPT FROM ON SITE DETENTION. ALL LOTS ARE GREATER THAN TWO ACRES AND ARE REQUIRED TO HAVE 20% OR LESS OF IMPERVIOUS COVER.
9. LOTS 1, 2, AND 3 SHALL USE A SINGLE SHARED DRIVEWAY/ ACCESS TO CR 153 AND NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THIS DRIVEWAY UNTIL SUCH TIME THE ARTERIAL CONNECTING TO CR 153 IS BUILT. DRIVEWAY SPACING FOR LOTS 1, 2 & 3 SHALL BE IN COMPLIANCE WITH THE SPACING REQUIREMENTS AFTER THE ARTERIAL CONNECTING TO CR 153 IS BUILT WITH LOTS 1 & 2 SERVED BY A SINGLE SHARED DRIVEWAY AND LOT 3 SERVED BY AN INDIVIDUAL DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY ANY DRIVEWAY.
10. LOTS 1 AND 2 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
11. LOTS 4 AND 5 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
12. LOTS 6 AND 7 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
13. LOTS 8 AND 9 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
14. LOTS 10 AND 11 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
15. LOTS 12 AND 13 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
16. LOTS 14 AND 15 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
17. LOTS 16 AND 17 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
18. LOTS 18 AND 19 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
19. LOTS 20, 21, AND 22 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
20. LOTS 23, 24, AND 25 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.

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

I, BRUCE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF WILLIAMSON COUNTY REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

BRUCE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4249
STATE OF TEXAS

DATE

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

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0325F, EFFECTIVE DATE DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS

SHEET 06 OF 06

Henderson Professional Engineers

HPE 600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com

WBE210166 | HUB 1853873845300