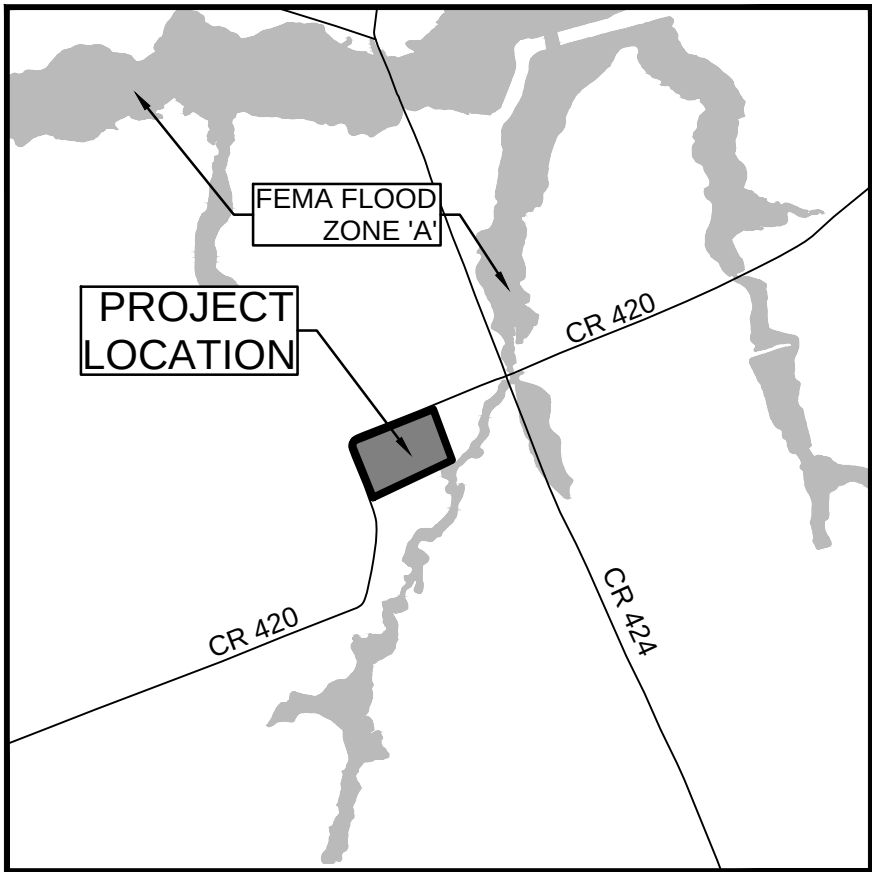


Plotted by: Adam, Plot date: 07/09/2022, File name: h:\02_projects\2022\220405_thrall farms\07_Sheet\PP\220405_PP.dwg



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- DRAINAGE EASEMENT
- WATER EASEMENT
- BUILDING SETBACK
- FLOODPLAIN AS THE 100 YR FLOODPLAIN LIMITS BASED ON THE STUDY BY HENDERSON PROFESSIONAL ENGINEERS, DATED JULY 26, 2022

OWNER: DAVID DOWNS
THRALL FARM, INC.
116 W 2ND STREET, STE 109
TAYLOR, TEXAS 76574
PHONE 512.461.5573
E-MAIL DAVID@HJDHOMES.COM

SURVEYOR: COREY HALL, RPLS
KONTUR TECHNICAL, LLC.
26 WOODLAND LANE
ROUND ROCK, TEXAS 78664
PHONE 512.360.0012
E-MAIL HALLC_R@YAHOO.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: 6/22/2022

ORIGINAL SURVEY: H. T. & B. RAILROAD SURVEY
ABSTRACT NO. 319

FEMA FLOODPLAIN: THERE IS ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48491C0575F,
DATED DECEMBER 20, 2019

WATER: SOUTHWEST MILAM WATER SUPPLY
WASTEWATER: OSSF

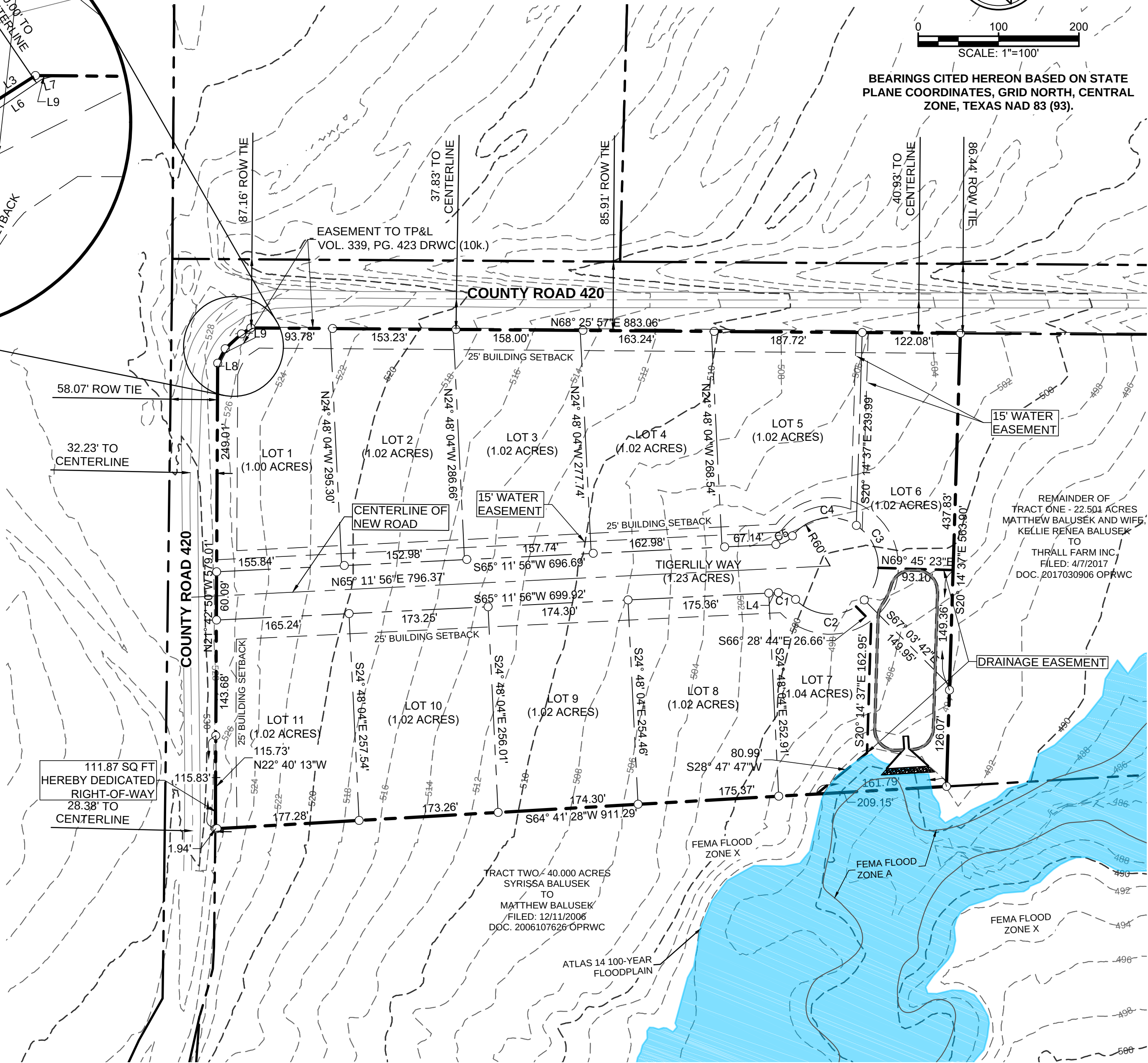
ROADWAY TABLE						
STREET NAME	ROW WIDTH (FEET)	PAVEMENT WIDTH (FEET)	ROAD LENGTH (FEET)	DESIGN SPEED (MPH)	MAINTENANCE AUTHORITY	CLASSIFICATION
TIGERLILY WAY	60	30	763	25	PUBLIC	LOCAL RURAL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.23	N05° 26' 10"E
L2	27.51	N25° 32' 14"E
L3	13.67	N35° 24' 47"E
L4	11.78	N65° 11' 56"E
L5	6.06	N20° 10' 38"E
L6	25.37	N33° 48' 35"E
L7	3.44	N53° 54' 45"E
L8	10.41	N21° 42' 50"W
L9	5.01	N68° 25' 57"E

NOTES:

- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROADWAY AND NOT TO CR 420, THE ADJACENT COUNTY ROAD.

PRELIMINARY PLAT
OF
THE COVE



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	24.04'	25.00'	S89° 35' 01"W 23.12'
C2	95.33'	60.00'	N68° 27' 12"E 85.61'
C3	106.83'	60.00'	N28° 04' 16"W 93.27'
C4	88.48'	60.00'	S58° 40' 28"W 80.68'
C5	24.04'	25.00'	S40° 48' 51"W 23.12'
C6	39.30'	90.35'	N05° 10' 44"E 38.99'

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

PROJECT NUMBER