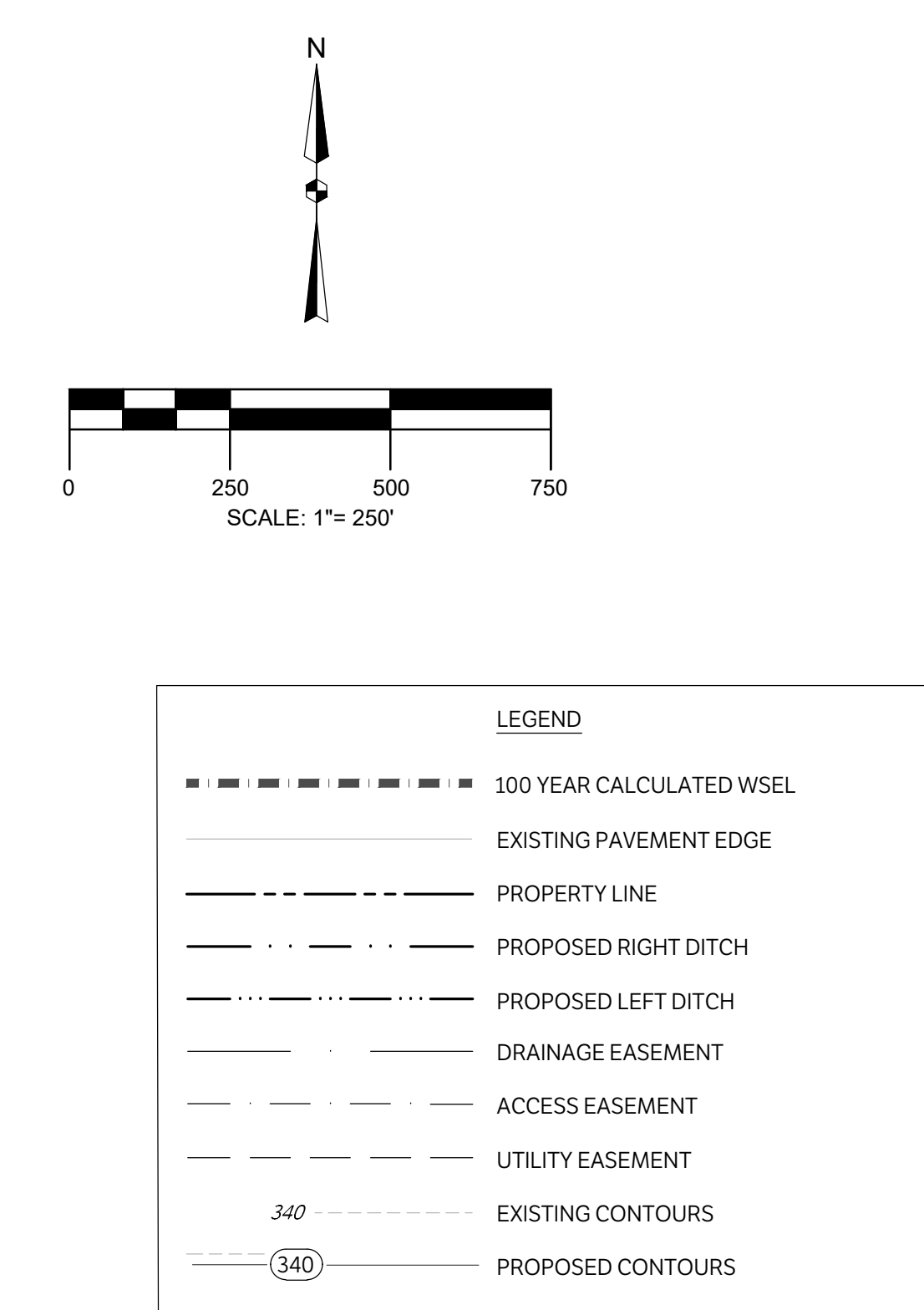




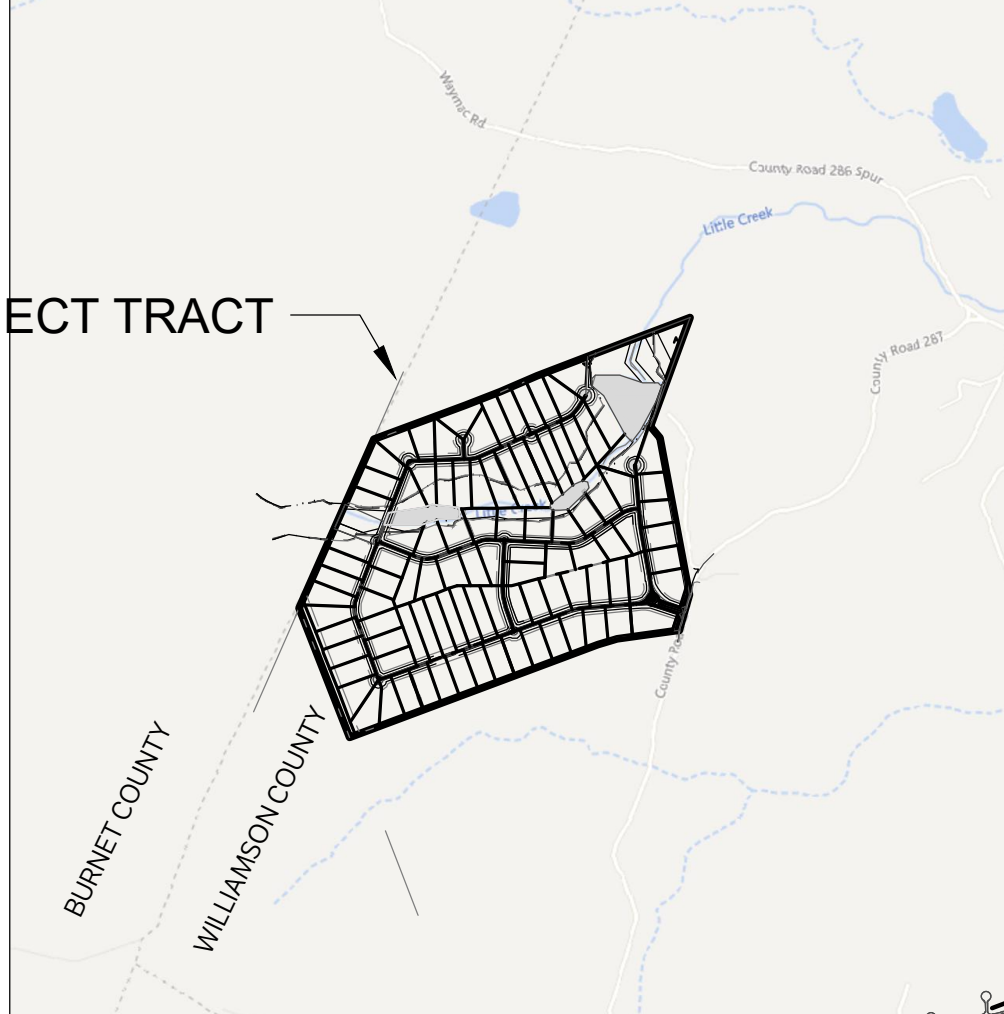
NOTES:

1. DRAINAGE MAINTENANCE
- 1.1. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
2. UTILITY SERVICE PROVIDERS
- 2.1. WATER SERVICE IS PROVIDED BY ON-SITE PRIVATE WELL. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
3. IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS
- 3.1. 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. RURAL MAILBOXES
- 4.1. 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.
5. IMPERVIOUS COVER
- 5.1. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT. OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
6. MINIMUM FINISHED FLOOR ELEVATION
- 6.1. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
7. HOMEOWNERS ASSOCIATION
- 7.1. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
- 7.2. NO CONSTRUCTION, LANDSCAPING, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENT BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREET.
8. PRIVATE SUBDIVISIONS
- 8.1. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN WILLIAMSON COUNTY, TEXAS. SUBDIVISION REGULATIONS PAGE 59 THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS.
9. NATURAL DRAINAGE PATTERNSHEET FLOW SUBDIVISIONS
- 9.1. THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY. THIS REQUIREMENT APPLIES TO LOTS 1 TO 100.
10. DRIVEWAY
- 10.1. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CURVE, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- 10.2. DRIVEWAYS CANNOT CONNECT TO ROUNDABOUTS DIRECTLY OR WITHIN 30' OF A MEDIAN.
- 10.3. LOT 1 MUST CONNECT TO ROMANS ROAD AFTER THE WEST LEG OF THE ROUNDABOUT FOR ACCESS.
- 10.4. LOT 25 MUST CONNECT TO CANA DRIVE AFTER THE NORTH LEG OF THE ROUNDABOUT FOR ACCESS.
11. FLOOD HAZARD AREA
- 11.1. NO LOT IN THIS SUBDIVISION IS ENCLOSED 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. 48491C0225P, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 11.2. 100-YR ATLAS 14 FLOODPLAIN STUDY WAS PERFORMED BY GESSNER ENGINEERING IN 2022 BY USING RAINFALL DATA FROM WILLIAMSON COUNTY SUBDIVISION MANUAL FOR THE SAN GABRIEL RIVER ZONE.
12. CERTIFICATE OF COMPLIANCE
- 12.1. 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.
13. STORMWATER MANAGEMENT
- 13.1. 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.
14. SIDEWALKS
- 14.1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 14.2. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD NAD NOT TO CR 287, THE ADJACENT COUNTY ROAD.
15. OSSF NOTES
- 15.1. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY PRIVATE WELLS ON SITE.
- 15.2. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON SITE SEWAGE FACILITIES.
16. RESUBDIVIDE
- 16.1. LOTS 1-100 MAY NOT BE FURTHER SUBDIVIDED.
17. ROAD WIDENING EASEMENT
- 17.1. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- 17.2. ADDITIONAL RIGHT-OF-WAY IS DEDICATED WITH A ROADWAY EASEMENT ADJACENT TO CR287 AND FUTURE ARTERIAL ROADS. BASED ON COMMON AREA 201 BEING DEDICATED TO THE COUNTY FOR FUTURE ARTERIAL ROADS.
18. 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 ACQUIFER 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.

ROAD NAME:	FUNCTIONAL CLASSIFICATION	ROAD DESIGNATION:	ROAD TYPE	DESIGN SPEED (MPH)	LENGTH (FT)	PAVEMENT WIDTH:	ACCESS, DRAINAGE, AND UTILITY EASEMENT WIDTH:	R.O.W. WIDTH:
ROMANS ROAD (I)	MINOR COLLECTOR	PRIVATE	RURAL	35	1675	30'	90'	0'
ROMANS ROAD (II)	LOCAL	PRIVATE	RURAL	25	6167	23'	83'	0'
BETHEL HILL DRIVE	LOCAL	PRIVATE	RURAL	25	935	23'	83'	0'
ANTIOCH BLVD.	LOCAL	PRIVATE	RURAL	25	2886	23'	83'	0'
CHERTH BROOK DRIVE	LOCAL	PRIVATE	RURAL	25	251	23'	83'	0'
CANA DRIVE (I)	MINOR COLLECTOR	PRIVATE	RURAL	35	1260	30'	90'	0'
CANA DRIVE (II)	LOCAL	PRIVATE	RURAL	25	484	23'	83'	0'

PRELIMINARY PLAT
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RECORDED IN VOLUME 2317, PAGE 122, OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
JACOB SPEARS SURVEY, ABSTRACT NO. 569
WILLIAMSON COUNTY, TEXAS
OWNER
RESERVE AT BALCONES LAND HOLDINGS LLC,
2349 MILLBROOK LOOP LEANDER TX 78641
PHONE: 512-788-8781
EMAIL: VINOD.DOSAPATI@GMAIL.COM

SUBJECT TRACT



VICINITY MAP

SCALE 1" = 2000'

Curve Table: Alignments						
Curve	Radius (ft)	Length (ft)	Delta	Chord Bearing	Chord Length (ft)	Alignmmet Name
C1	470	122.56	14.94	S77° 38' 26"W	122.21	ROMANS ROAD - 1
C2	300	213.50	40.78	N00° 34' 29"E	209.02	ROMANS ROAD - 2
C3	300	115.09	21.96	N77° 02' 23"E	114.29	ROMANS ROAD - 2
C4	300	175.12	33.45	N48° 20' 09"E	172.64	ROMANS ROAD - 2
C5	470	71.02	8.96	N08° 58' 15"W	70.95	CANA DRIVE - 1
C6	300	169.58	28.99	N08° 48' 47"E	168.95	ANTIOCH BLVD
C7	300	193.98	36.99	N17° 01' 30"E	189.34	ANTIOCH BLVD
C8	300	120.37	23.97	N81° 07' 07"E	119.47	ANTIOCH BLVD
C9	300	216.40	41.33	S89° 42' 08"E	211.74	BETHEL HILL DRIVE
C10	600	234.75	22.42	N08° 38' 17"W	233.25	BETHEL HILL DRIVE

Line Table: Alignments				Line Table: Alignments			
Line	Length (ft)	Bearing	Alignmmet Name	Line	Length (ft)	Bearing	Alignmmet Name
L1	252.34	N71° 43' 28"W	ROMANS ROAD - 1	L13	452.24	N04° 38' 31"W	CANA DRIVE - 2
L2	884.34	S85° 07' 39"W	ROMANS ROAD - 1	L14	50.00	N05° 22' 29"E	ANTIOCH BLVD
L3	585.76	S70° 11' 13"W	ROMANS ROAD - 1	L15	488.93	N05° 36' 47"E	ANTIOCH BLVD
L4	1690.00	S20° 11' 13"W	ROMANS ROAD - 2	L16	591.50	S07° 23' 47"E	ANTIOCH BLVD
L5	889.27	N19° 48' 47"W	ROMANS ROAD - 2	L17	481.39	N09° 38' 07"E	ANTIOCH BLVD
L6	622.44	N02° 57' 45"E	ROMANS ROAD - 2	L18	434.83	S89° 02' 16"E	ANTIOCH BLVD
L7	579.35	N08° 51' 16"E	ROMANS ROAD - 2	L19	251.99	N10° 48' 47"W	BETHEL HILL DRIVE
L8	965.95	N08° 03' 30"E	ROMANS ROAD - 2	L20	470.98	N02° 38' 17"E	BETHEL HILL DRIVE
L9	184.70	N02° 38' 47"E	ROMANS ROAD - 2	L21	251.50	N01° 57' 04"W	CHERTH BROOK DRIVE
L10	252.52	N71° 43' 17"W	CANA DRIVE - 1				
L11	670.71	N10° 13' 43"W	CANA DRIVE - 1				
L12	160.44	N04° 38' 31"W	CANA DRIVE - 1				

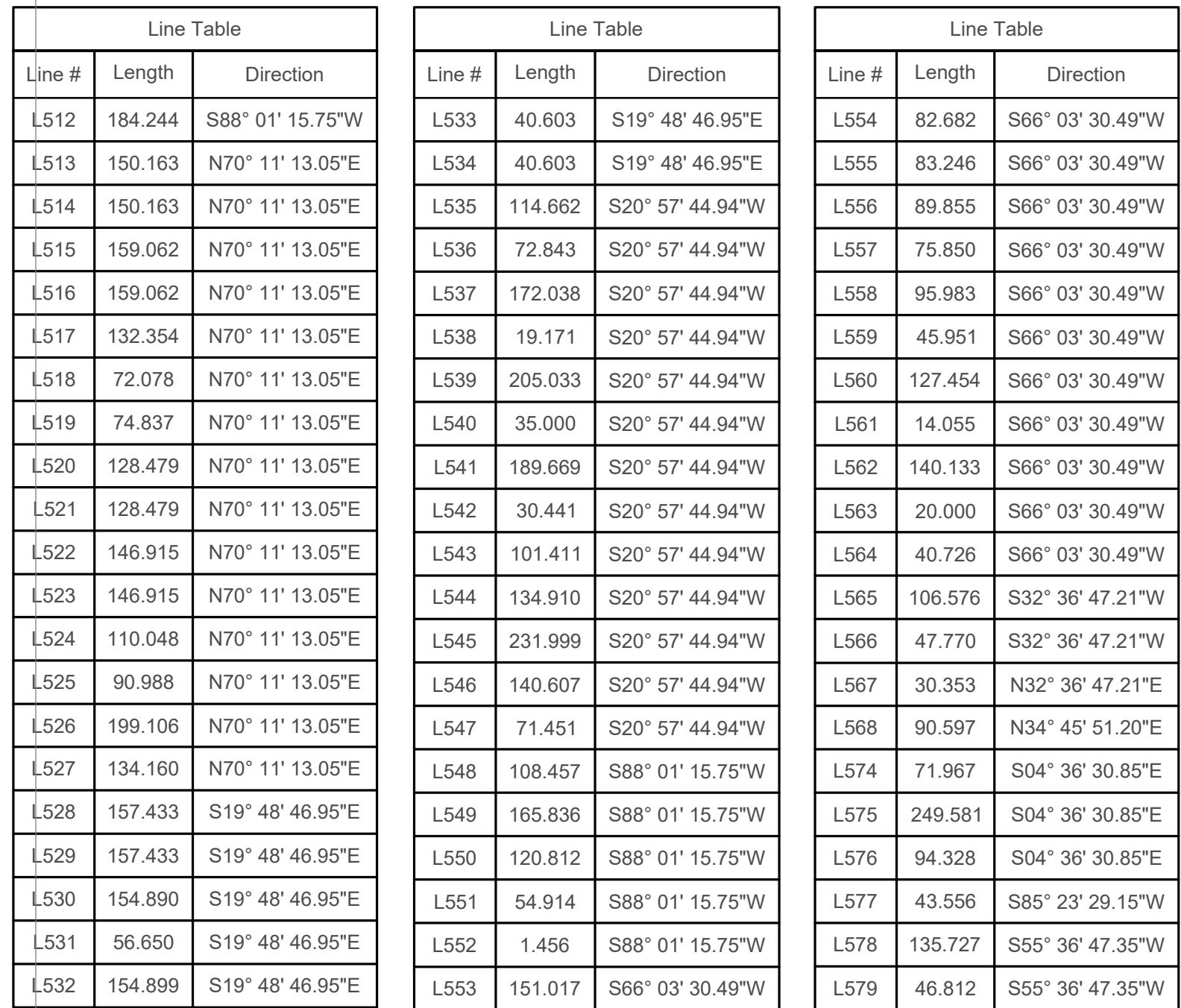


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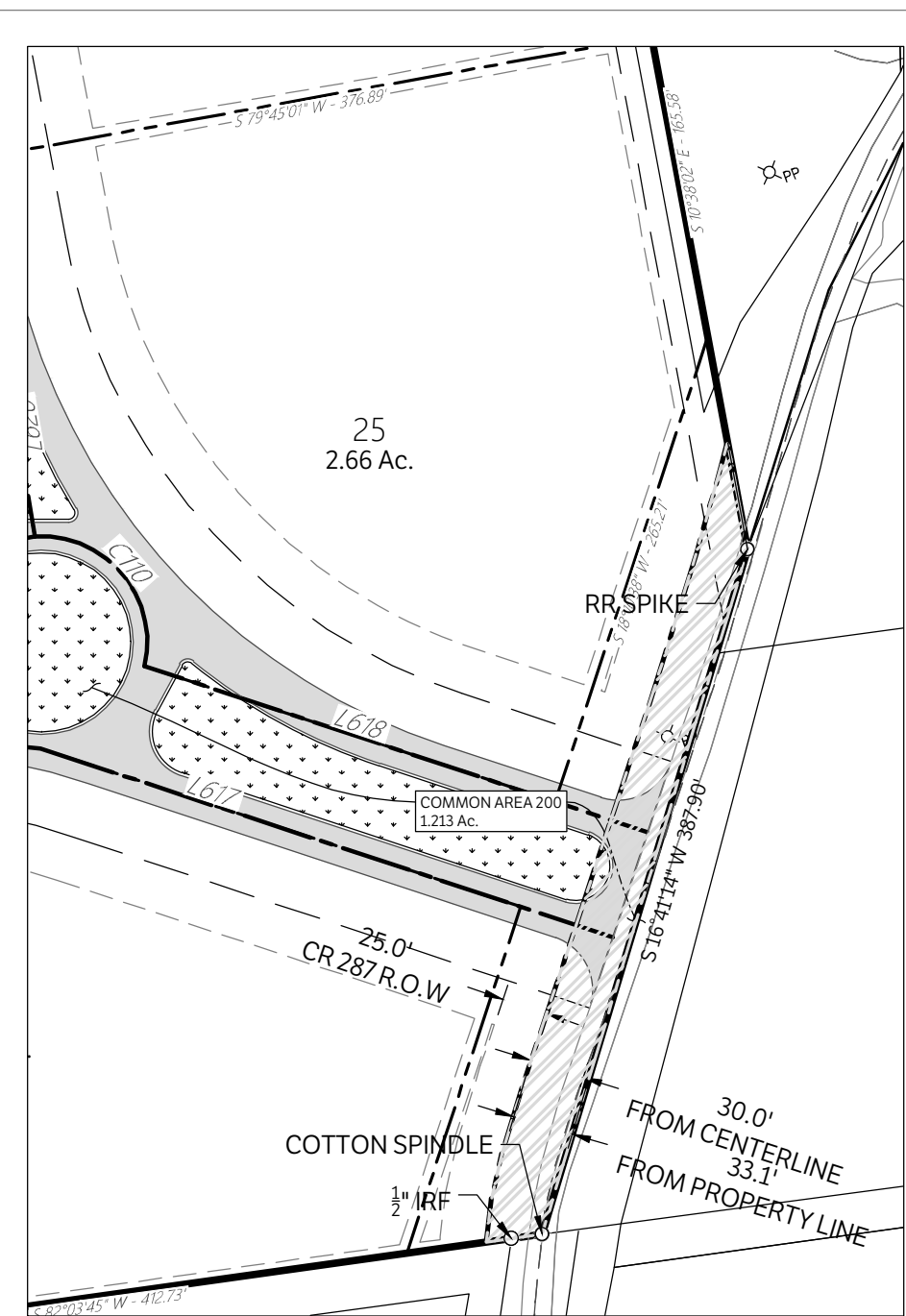
PRELIMINARY PLAT

ISSUE DATE: 09-20-2022
DRAWN BY: NF/SH
CHECKED BY: SH
PROJECT #: 21-0157



"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



LEGEND	
	100 YEAR CALCULATED WSEL
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	PROPOSED RIGHT DITCH
	PROPOSED LEFT DITCH
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	UTILITY EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS

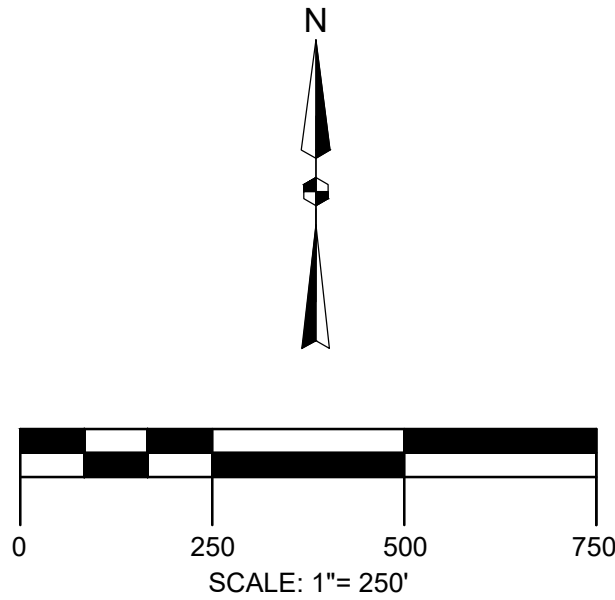


PRELIMINARY PLAT BEARINGS

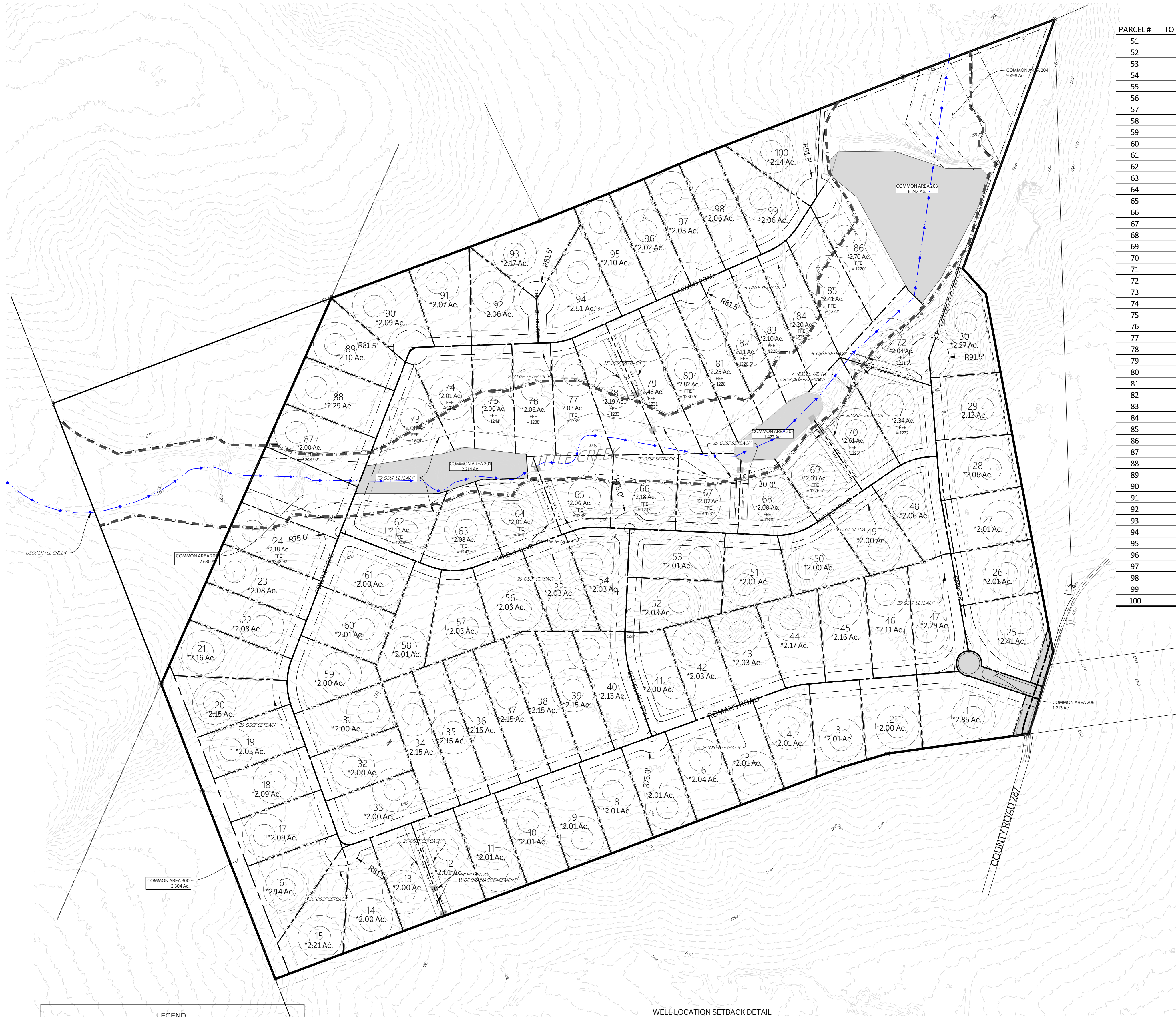
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PRELIMINARY PLAT
THE RESERVE AT THE BALCONES
1580 CR 287, LIBERTY HILL, TX 78642
248.887 ACRES BEING THE REMAINDER OF
A CALLED +/- 305 ACRE PARCEL OF LAND
RECORDED IN VOLUME 2317, PAGE 122, OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
JACOB SPEARS SURVEY, ABSTRACT NO. 569
WILLIAMSON COUNTY, TEXAS

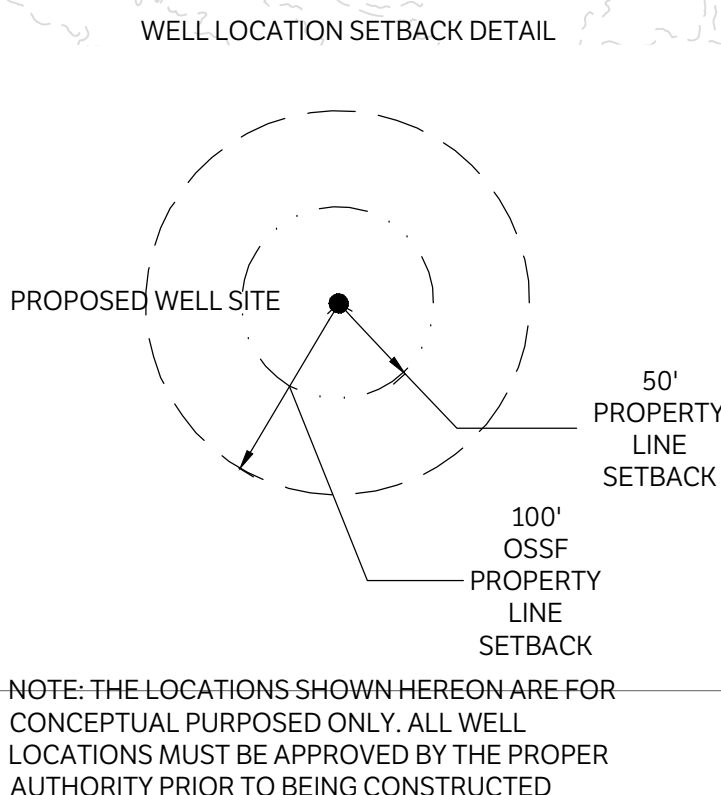
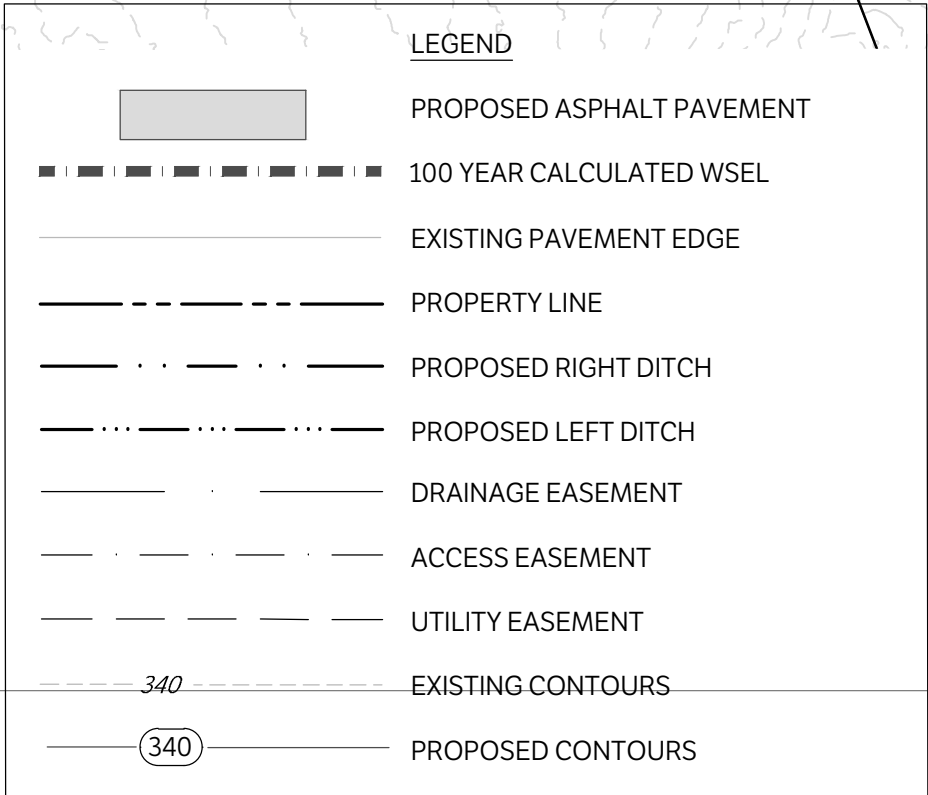
OWNER
RESERVE AT BALCONES LAND HOLDINGS LLC,
2349 MILLBROOK LOOP LEANDER TX 78641
PHONE: 512-788-8781
EMAIL: VINOD.DOSAPATI@GMAIL.COM



PARCEL #	TOTAL ACRES	TOTAL PAVEMENT	TOTAL BEDS AND BANKS	TOTAL NET AREA
1	3.01	0.16	-	2.85
2	2.09	0.09	-	2.00
3	2.09	0.08	-	2.01
4	2.10	0.09	-	2.01
5	2.08	0.07	-	2.01
6	2.11	0.07	-	2.04
7	2.12	0.11	-	2.01
8	2.07	0.06	-	2.01
9	2.07	0.06	-	2.01
10	2.07	0.06	-	2.01
11	2.06	0.05	-	2.01
12	2.06	0.05	-	2.01
13	2.05	0.05	-	2.00
14	2.07	0.07	-	2.00
15	2.24	0.03	-	2.21
16	2.21	0.07	-	2.14
17	2.15	0.06	-	2.09
18	2.15	0.06	-	2.09
19	2.09	0.06	-	2.03
20	2.18	0.03	-	2.15
21	2.21	0.05	-	2.16
22	2.13	0.05	-	2.08
23	2.13	0.05	-	2.08
24	2.24	0.06	-	2.18
25	2.66	0.25	-	2.41
26	2.10	0.09	-	2.01
27	2.10	0.09	-	2.01
28	2.15	0.09	-	2.06
29	2.19	0.07	-	2.12
30	2.40	0.13	-	2.27
31	2.06	0.06	-	2.00
32	2.06	0.06	-	2.00
33	2.20	0.20	-	2.00
34	2.19	0.04	-	2.15
35	2.19	0.04	-	2.15
36	2.19	0.04	-	2.15
37	2.19	0.04	-	2.15
38	2.19	0.04	-	2.15
39	2.19	0.04	-	2.15
40	2.33	0.20	-	2.13
41	2.22	0.22	-	2.00
42	2.10	0.07	-	2.03
43	2.11	0.08	-	2.03
44	2.23	0.06	-	2.17
45	2.23	0.07	-	2.16
46	2.18	0.07	-	2.11
47	2.60	0.31	-	2.29
48	2.30	0.24	-	2.06
49	2.06	0.06	-	2.00
50	2.07	0.07	-	2.00



PARCEL #	TOTAL ACRES	TOTAL PAVEMENT	TOTAL BEDS AND BANKS	TOTAL NET AREA
51	2.07	0.06	-	2.01
52	2.09	0.06	-	2.03
53	2.20	0.19	-	2.01
54	2.24	0.21	-	2.03
55	2.09	0.06	-	2.03
56	2.10	0.07	-	2.03
57	2.07	0.04	-	2.03
58	2.04	0.03	-	2.01
59	2.10	0.10	-	2.00
60	2.07	0.06	-	2.01
61	2.19	0.19	-	2.00
62	2.35	0.18	0.01	2.16
63	2.18	0.10	0.05	2.03
64	2.23	0.15	0.07	2.01
65	2.30	0.06	0.24	2.00
66	2.32	0.14	0.00	2.18
67	2.32	0.07	0.18	2.07
68	2.10	0.08	0.02	2.00
69	2.09	0.06	-	2.03
70	2.66	0.05	0.61	2.00
71	2.53	0.13	0.06	2.34
72	2.93	0.17	0.72	2.04
73	2.21	0.13	-	2.08
74	2.14	0.13	-	2.01
75	2.05	0.05	-	2.00
76	2.11	0.05	-	2.06
77	2.20	0.03	0.14	2.03
78	2.63	0.05	0.15	2.43
79	2.62	0.04	0.10	2.48
80	2.86	0.04	-	2.82
81	2.36	0.11	-	2.25
82	2.15	0.04	-	2.11
83	2.13	0.03	-	2.10
84	2.25	0.04	0.01	2.20
85	2.51	0.05	0.05	2.41
86	2.83	0.12	0.01	2.70
87	2.33	0.06	0.27	2.00
88	2.35	0.06	-	2.29
89	2.14	0.04	-	2.10
90	2.25	0.16	-	2.09
91	2.11	0.04	-	2.07
92	2.25	0.19	-	2.06
93	2.22	0.05	-	2.17
94	2.73	0.22	-	2.51
95	2.14	0.04	-	2.10
96	2.10	0.00	-	2.10
97	2.11	0.08	-	2.03
98	2.10	0.04	-	2.06
99	2.16	0.10	-	2.06
100	2.24	0.10	-	2.14



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TBPELS FIRM REGISTRATION NUMBERS:
F-7451 & F-101914599

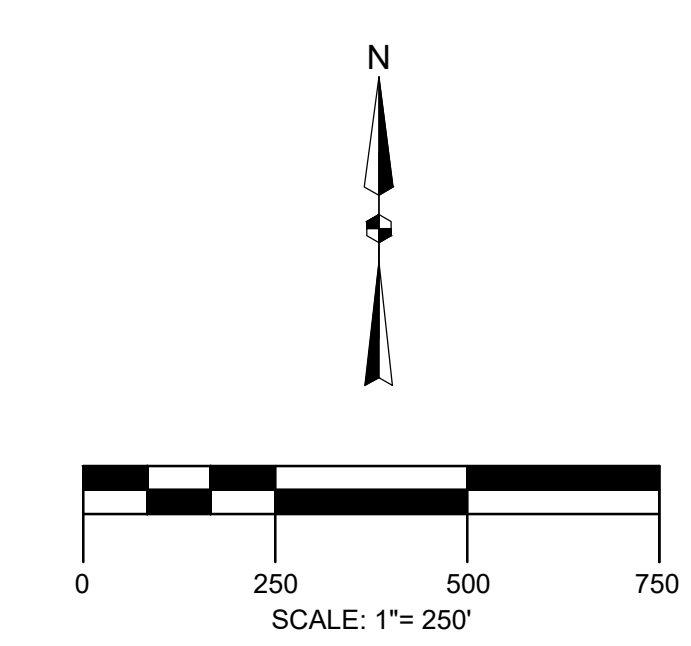
PRELIMINARY PLAT
OSSF SETBACKS

ISSUE DATE: 09-20-2022

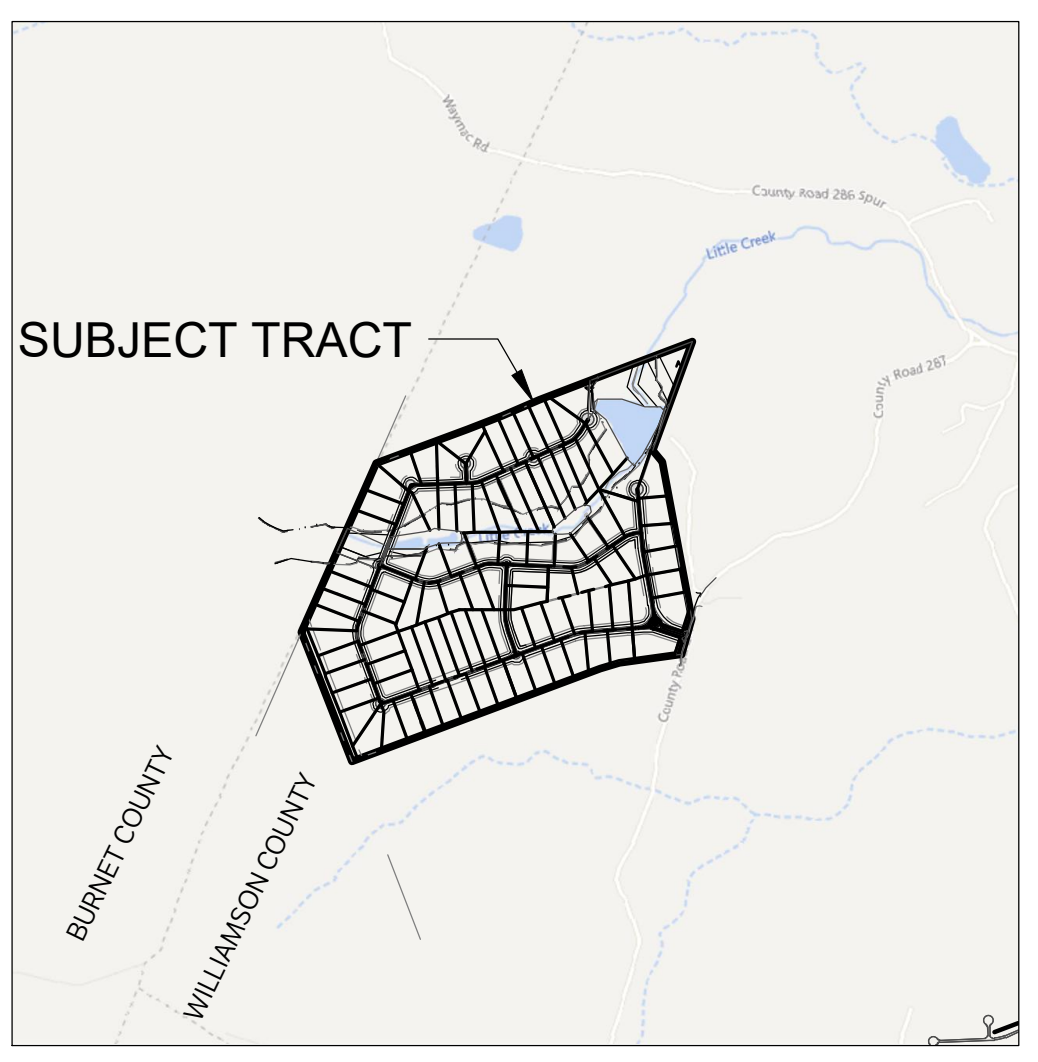
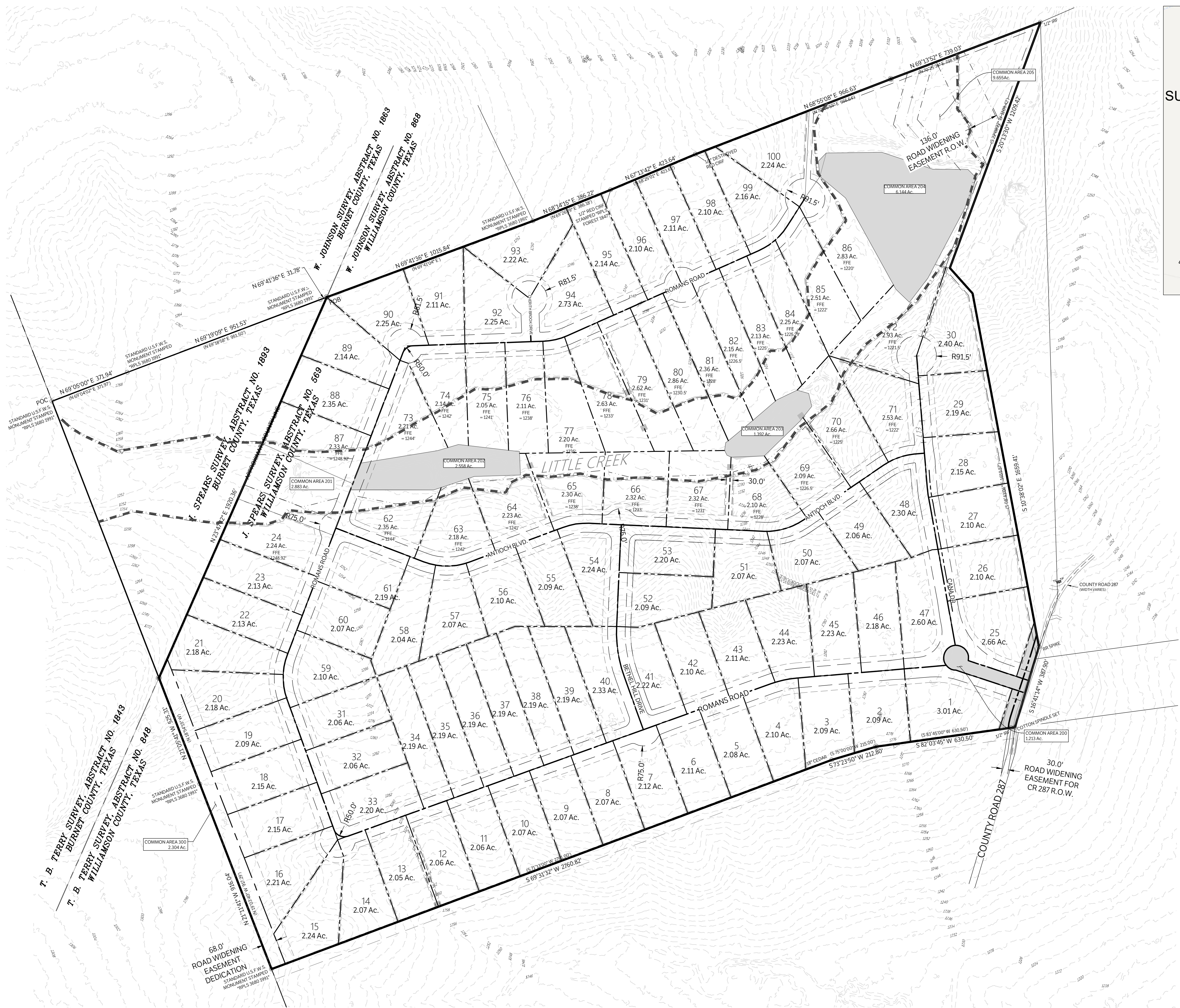
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LEGEND	
	100 YEAR CALCULATED WSEL
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	PROPOSED RIGHT DITCH
	PROPOSED LEFT DITCH
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	UTILITY EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS



VICINITY MAP
SCALE 1" = 2000'



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TBPELS FIRM REGISTRATION NUMBERS:
F-7451 & F-101914599

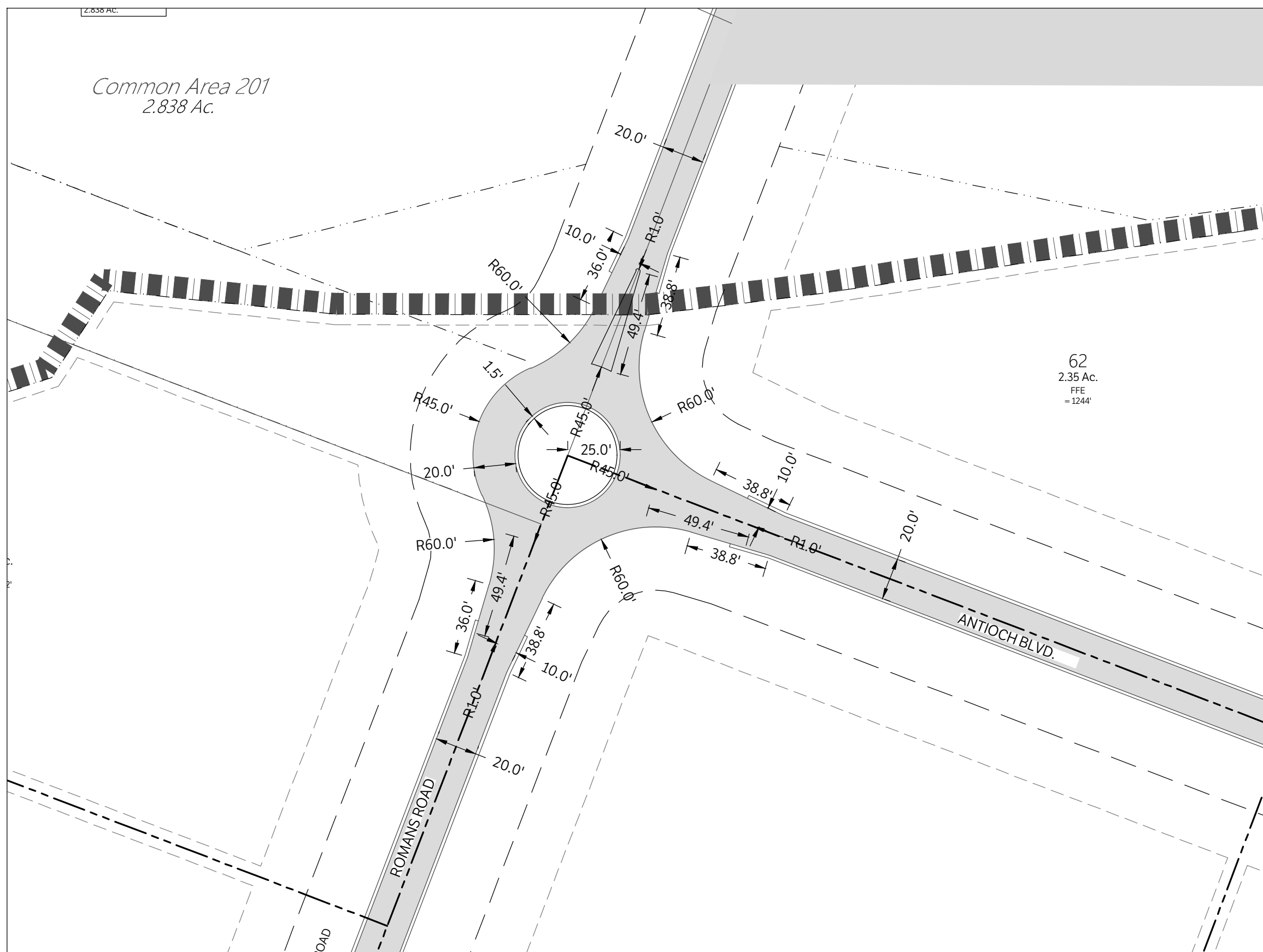
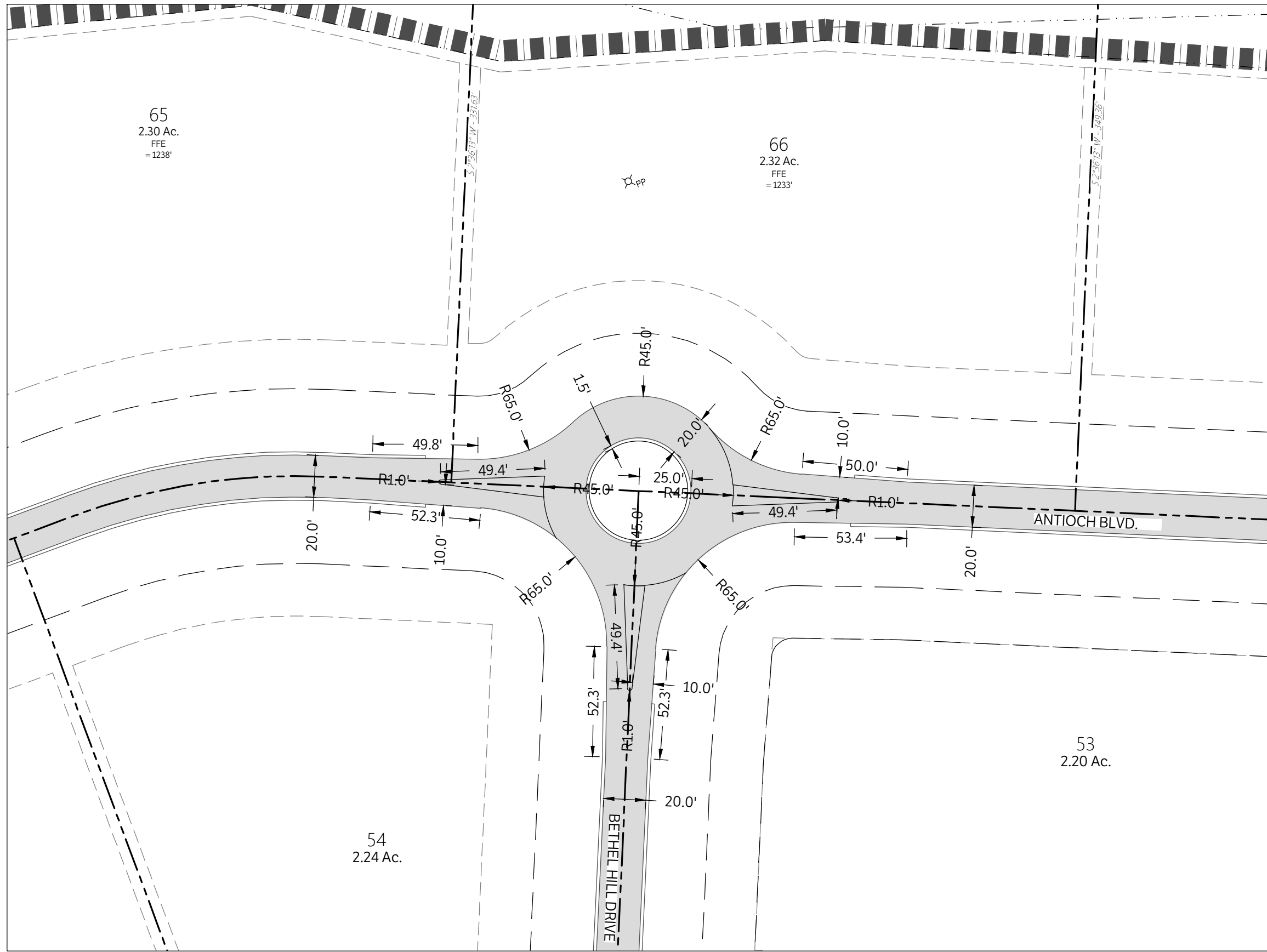
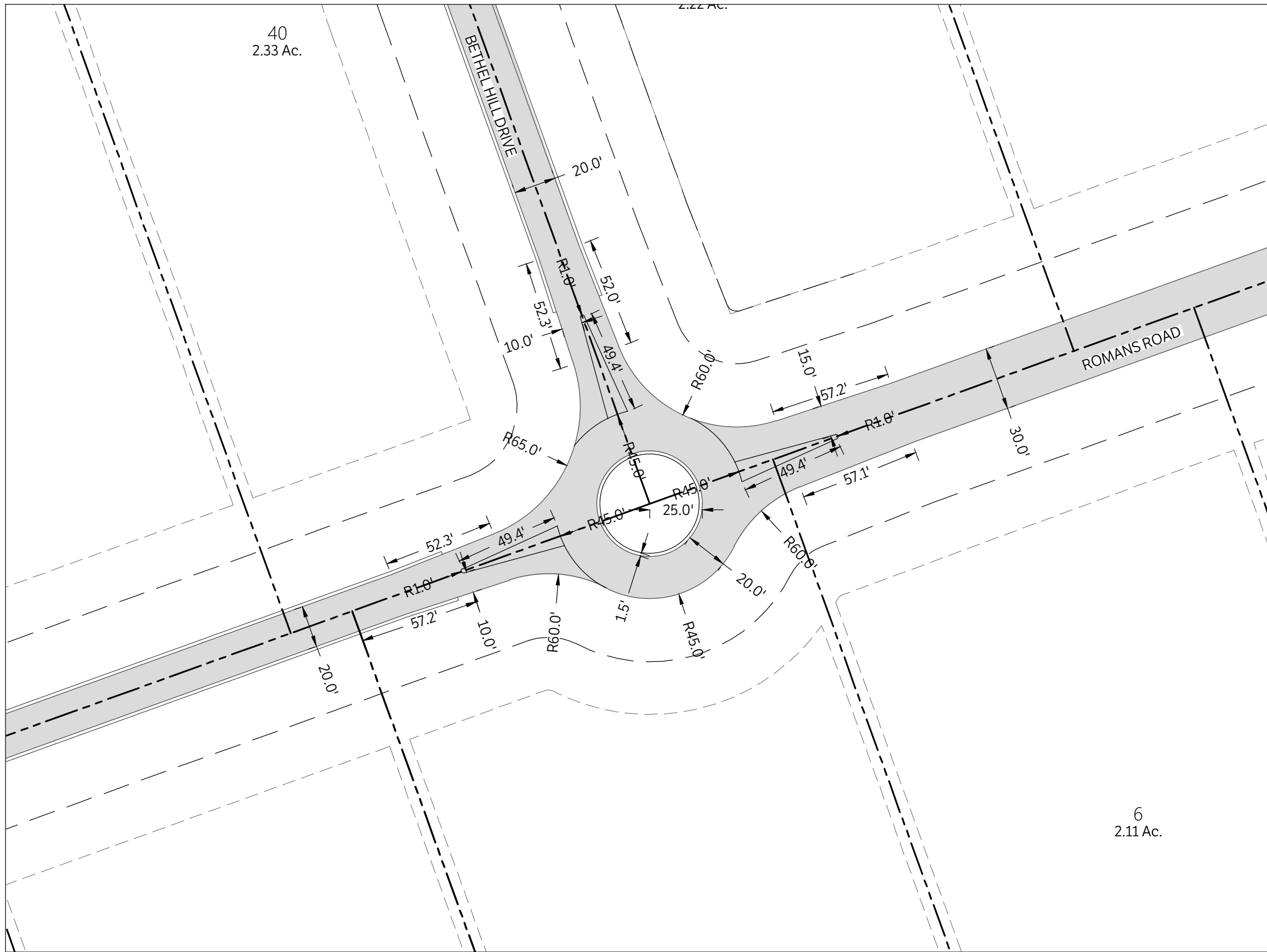
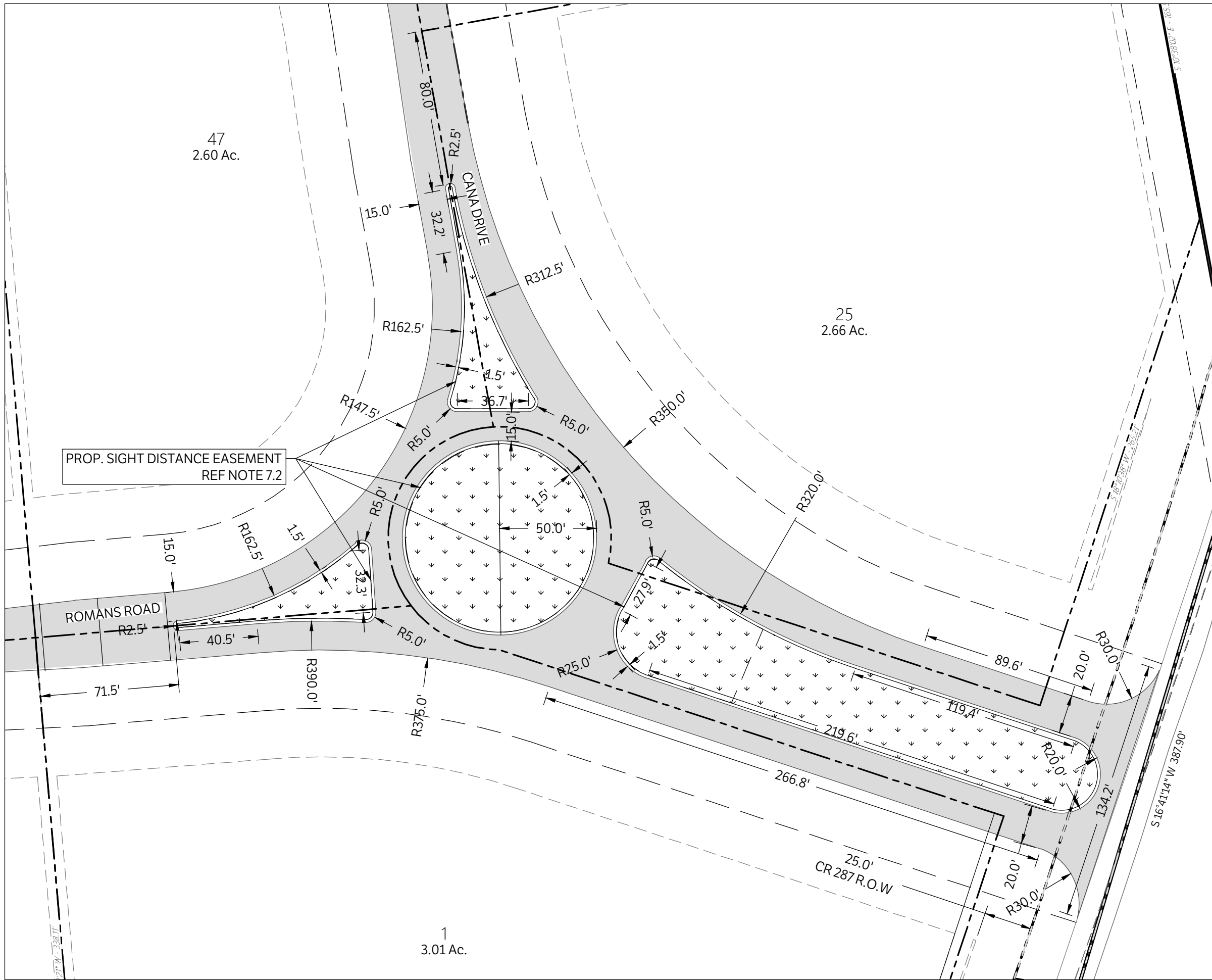
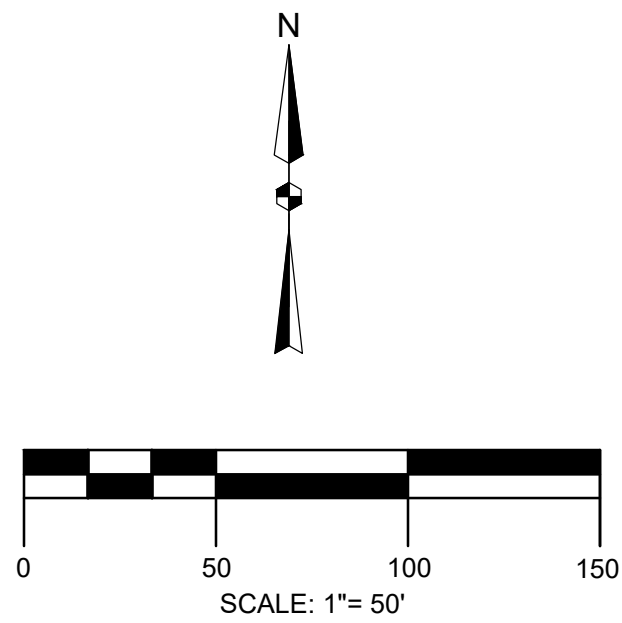
PRELIMINARY PLAT
EXISTING GRADING

ISSUE DATE: 09-20-2022
DRAWN BY: NF/SH
CHECKED BY: SH
PROJECT #: 21-0157

PRELIMINARY PLAT
THE RESERVE AT THE BALCONES
1580 CR 287, LIBERTY HILL, TX 78642
248.887 ACRES BEING THE REMAINDER OF
A CALLED +/- 305 ACRE PARCEL OF LAND
RECORDED IN VOLUME 2317, PAGE 122, OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
JACOB SPEARS SURVEY, ABSTRACT NO. 569
WILLIAMSON COUNTY, TEXAS
OWNER
RESERVE AT BALCONES LAND HOLDINGS LLC,
2349 MILLBROOK LOOP LEANDER TX 78641
PHONE: 512-788-8781
EMAIL: VINOD.DOSAPATI@GMAIL.COM

"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



LEGEND	
	100 YEAR CALCULATED WSEL
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	PROPOSED RIGHT DITCH
	PROPOSED LEFT DITCH
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	UTILITY EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS



CIVIL | CMT | GEOTECHNICAL
STRUCTURAL | SURVEY

CORPORATE OFFICE
401 W 26TH ST
BRYAN, TEXAS 77803
www.gessnerengineering.com

BREINHAM 979.836.6855
BRYAN 979.680.8840
FORT WORTH 817.405.0774
GEORGETOWN 512.930.5832
SAN ANTONIO 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:
F-7451 & F-101914599

**PRELIMINARY PLAT
ROUNDBOUT**

ISSUE DATE: 09-20-2022

DRAWN BY: NF/SH

CHECKED BY: SH

PROJECT #: 21-0157

"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 ACQUIFER REGULATIONS FOR
WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION
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J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

DATE

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THE RESERVE AT THE BALCONES**
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