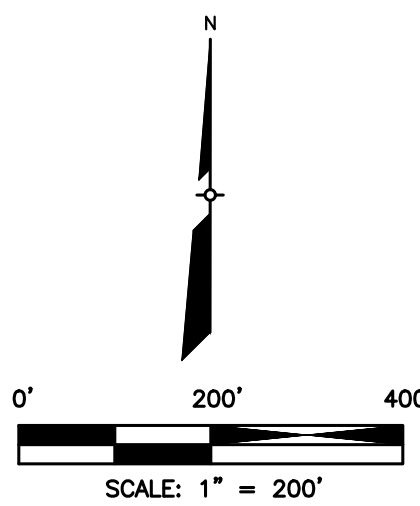


LOCATION MAP
1"=2,000'

PRELIMINARY PLAT OF THE OVERLOOK AT WEIR SUBDIVISION

24.68 ACRES

A 24.68 ACRE TRACT OF LAND, OUT OF THE B.M. HATFIELD SURVEY,
ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS
WILLIAMSON COUNTY, TEXAS

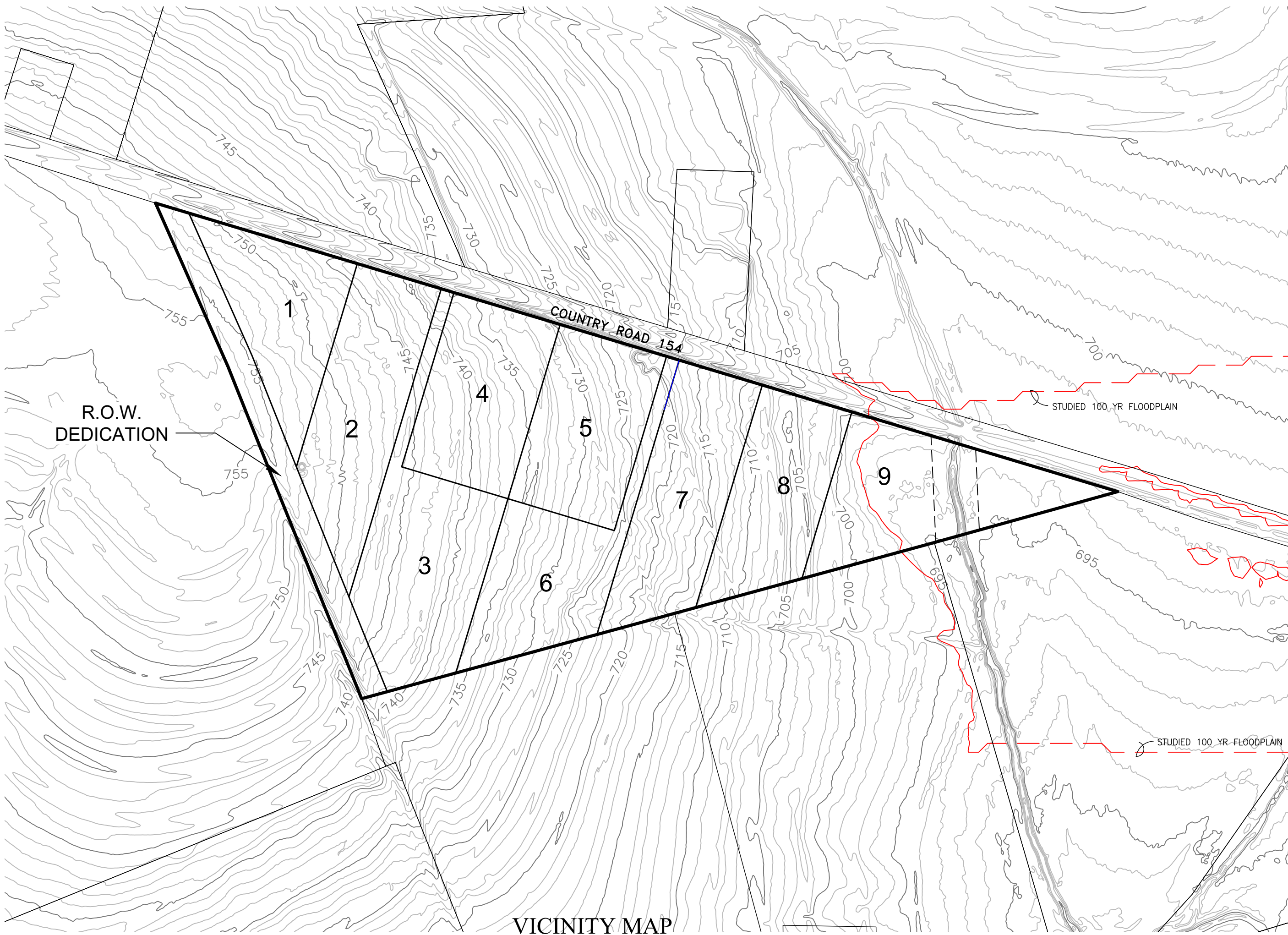


LEGEND	
●	DENOTES BENCHMARK (SEE NOTE)
○	DENOTES 1/2" ST. SK. SET
○	DENOTES 1/2" ST. SK. FND.
D.E.	DRAINAGE EASEMENT
P.W.S.E.	POLONIA WATER SERVICE EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
■	CONCRETE MONUMENT
—	BOUNDARY LINE
—	PROPERTY LINE
---	R.O.W. LINE
---	UTILITY OR DRAINAGE EASEMENTS
BLOCK A	BLOCK NUMBER

BUILDING SETBACKS

UNLESS SHOWN OTHERWISE HEREON, THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

FRONT STREET - 25 FT.
SIDE STREET - 15 FT.
SIDE YARD - 5 FT.
REAR YARD - 10 FT.



FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 8-16-2022

PARCEL LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	60.42	S74°45'00"W
L2	79.03	S73°18'47"E
L3	30.00	S73°18'47"E
L4	30.00	S73°18'47"E
L5	28.50	N21°44'12"W

OWNER'S NAMES:
JAMES BLAMEY
2126 CR 154 24, LLC.
901 S. MOPAC EXPY, BLDG. 2, STE. 150
AUSTIN, TX 78646

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS, 78130

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD.
3601 KYLE CROSSING, SUITE A
KYLE, TEXAS 78640

DATE: MAY 17, 2022

ACREAGE OF TOTAL SITE: 24.68 ACRES

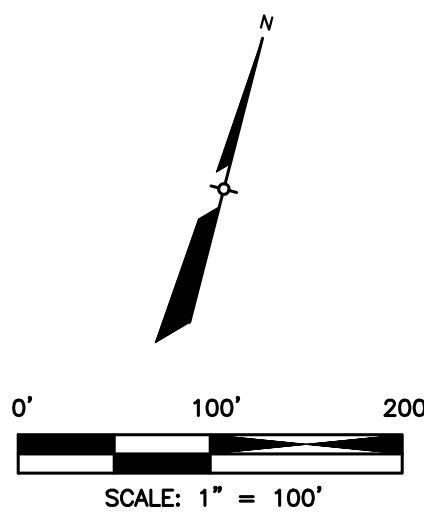
TOTAL NUMBER OF BLOCKS: 1 BLOCKS

TOTAL NUMBER OF LOTS: 9 LOTS TOTAL
• 9 - RESIDENTIAL

PRELIMINARY PLAT OF THE OVERLOOK AT WEIR SUBDIVISION

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ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS
WILLIAMSON COUNTY, TEXAS

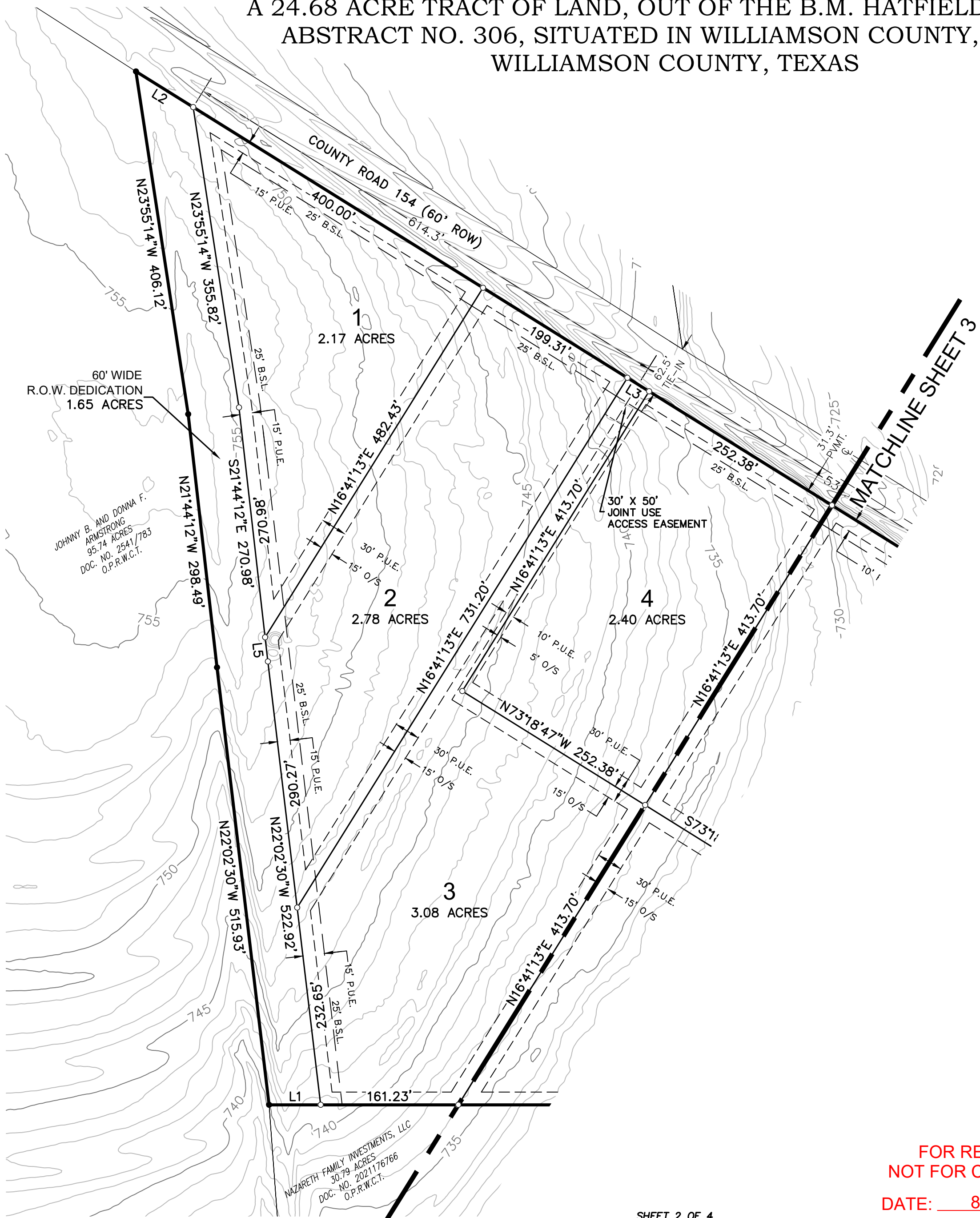


LEGEND	
●	DENOTES BENCHMARK (SEE NOTE)
○	DENOTES 1/2" ST. SK. SET
○	DENOTES 1/2" ST. SK. FND.
D.E.	DRAINAGE EASEMENT
P.W.S.E.	POLONIA WATER SERVICE EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
■	CONCRETE MONUMENT
—	BOUNDARY LINE
—	PROPERTY LINE
---	R.O.W. LINE
---	UTILITY OR DRAINAGE EASEMENTS
BLOCK A	BLOCK NUMBER

BUILDING SETBACKS

UNLESS SHOWN OTHERWISE HEREON, THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

FRONT STREET - 25 FT.
SIDE STREET - 15 FT.
SIDE YARD - 5 FT.
REAR YARD - 10 FT.



FIELD NOTES

BEING A 24.68 ACRE TRACT OF LAND, OUT OF THE B.M. HATFIELD SURVEY, ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2126 CR 154 24, LLC., RECORDED IN DOCUMENT NO. 2022092811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD SET, LYING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 154, A PUBLIC ROAD, MARKING THE NORTH CORNER OF A 17.016 ACRE TRACT OF LAND CONVEYED BY UPT DEED TO VELA TOLentino, RECORDED IN DOCUMENT NO. 2006092910 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EAST CORNER OF THIS TRACT;

THENCE, NORTH 74°28'54" WEST, A DISTANCE OF 433.03 FEET, ALONG THE SOUTHEAST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINES OF SAID STEPHANIE K. ECKERT TRACT AND A 12.61 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO LAURA ECKERT TAYLOR, RECORDED IN DOCUMENT NO. 2018098533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO 1/2" IRON ROD FOUND, LYING IN THE NORTHEAST LINE OF A 25.74 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO JOHNNIE B. AND DONNA F. ARMSTRONG, RECORDED IN VOLUME 2541, PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LAURA ECKERT TAYLOR TRACT, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, SOUTH 74°45'00" WEST, A DISTANCE OF 1,349.50 FEET, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINES OF SAID STEPHANIE K. ECKERT TRACT AND A 12.61 ACRE TRACT CONVEYED BY SPECIAL WARRANTY DEED TO LAURA ECKERT TAYLOR, RECORDED IN DOCUMENT NO. 2018098533 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO 1/2" IRON ROD FOUND, LYING IN THE NORTHEAST LINE OF A 25.74 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO JOHNNIE B. AND DONNA F. ARMSTRONG, RECORDED IN VOLUME 2541, PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LAURA ECKERT TAYLOR TRACT, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 22°02'30" WEST, A DISTANCE OF 515.93 FEET, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINE OF SAID ARMSTRONG TRACT, TO A 1/2" IRON ROD FOUND, MARKING AND ANGLE CORNER OF SAID ARMSTRONG TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 21°44'12" WEST, A DISTANCE OF 298.49 FEET, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINE OF SAID ARMSTRONG TRACT, TO A 1/2" IRON ROD FOUND, MARKING AND ANGLE CORNER OF SAID ARMSTRONG TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 23°55'14" WEST, A DISTANCE OF 406.12 FEET, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINE OF SAID ARMSTRONG TRACT, TO A 1/2" IRON ROD FOUND, LYING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 154, MARKING THE NORTH CORNER OF SAID ARMSTRONG TRACT, FOR THE WEST CORNER OF THIS TRACT;

THENCE, SOUTH 73°18'47" EAST, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 154, A DISTANCE OF 2,284.25 FEET, TO THE POINT OF BEGINNING, CONTAINING 24.68 ACRES OF LAND, MORE OR LESS.

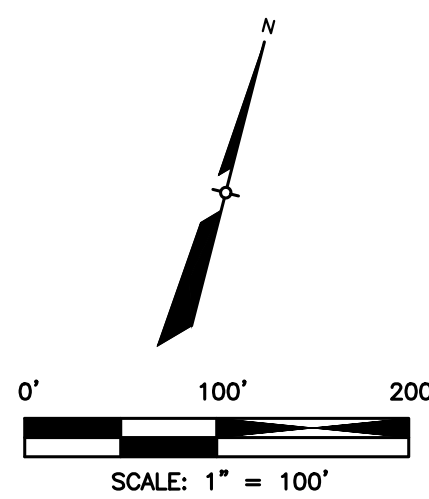
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DATE: 8-16-2022

PRELIMINARY PLAT OF
THE OVERLOOK AT WEIR
SUBDIVISION

24.68 ACRES

A 24.68 ACRE TRACT OF LAND, OUT OF THE B.M. HATFIELD SURVEY,
ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS
WILLIAMSON COUNTY, TEXAS



LEGEND	
	DENOTES BENCHMARK
	DENOTES 1/2" ST. SK. SET
	DENOTES 1/2" ST. SK. FND.
	DRAINAGE EASEMENT
	POLONA WATER SERVICE EASEMENT
	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
	CONCRETE MONUMENT
	BOUNDARY LINE
	PROPERTY LINE
	R.O.W. LINE
	UTILITY OR DRAINAGE EASEMENTS
	BLOCK NUMBER

BUILDING SETBACKS

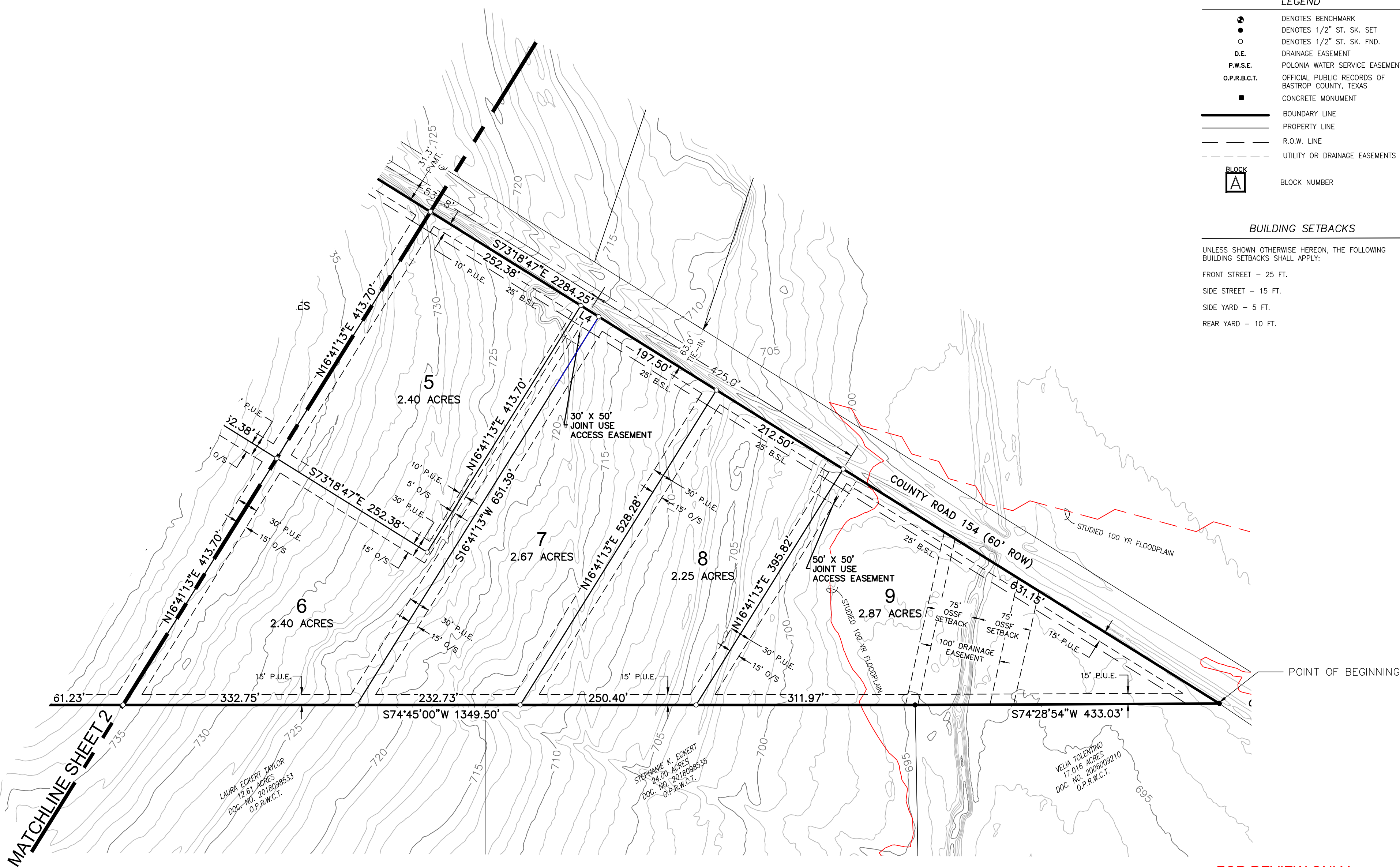
UNLESS SHOWN OTHERWISE HEREON, THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

FRONT STREET - 25 FT.

SIDE STREET - 15 FT.

SIDE YARD - 5 FT.

REAR YARD - 10 FT.



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DATE: 8-16-2022

PRELIMINARY PLAT OF
THE OVERLOOK AT WEIR
SUBDIVISION

24.68 ACRES

A 24.68 ACRE TRACT OF LAND, OUT OF THE B.M. HATFIELD SURVEY,
ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, 2126 CR 154 24, LLC., BEING THE OWNERS OF A 24.68 ACRE TRACT OF LAND, OUT OF THE B.M. HATFIELD SURVEY, ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2126 CR 154 24, LLC., RECORDED IN DOCUMENT NO. 2022020811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 24.68 ACRES OF LAND, TO BE KNOWN AS "THE OVERLOOK AT WEIR SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 2022.

JAMES BLAMEY
2126 CR 154 24, LLC
100 E. WHITESTONE BLVD, STE. 184, #218
CEDAR PARK, TEXAS 78613

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES BLAMEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

WE, PLAINS CAPITAL BANK, LIEN HOLDER OF THE CERTAIN 24.68 ACRE TRACT OF LAND, OUT OF THE B.M. HATFIELD SURVEY, ABSTRACT NO. 306, SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO 2126 CR 154 24, LLC, RECORDED IN DOCUMENT NO. 2022020811 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 24.68 ACRES OF LAND, TO BE KNOWN AS "THE OVERLOOK AT WEIR SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 2022.

PLAINSCAPITAL BANK, A TEXAS STATE CHARTER BANK
2705 BEE CAVES RD, STE 120
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES BLAMEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, GEORGE E. LUCAS, 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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEAR COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160, STATE OF TEXAS
CELOO SURVEYING FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259

SUBDIVISION PLAT NOTES

- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT THE 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.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTANCE 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.
- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENT, 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 OF THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT RE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY:
 - LOTS 2,3 AND 4 WILL BE SERVED BY A SINGLE SHARED DRIVEWAY.
 - LOTS 5,6 AND 7 WILL BE SERVED BY A SINGLE SHARED DRIVEWAY.
 - LOTS 8 AND 9 WILL BE SERVED BY A SINGLE SHARED DRIVEWAY.
- 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.
- A 15' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR ITS CONTRIBUTING ZONE.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE SETBACKS SHOWN HEREON. APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
- THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS THAT PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND STANDARDS.
- EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 285, AND WILLIAMSON COUNTY.
- WATER SERVICE IS PROVIDED BY PRIVATE WELLS. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
- PROPOSED WELLS MUST BE LOCATED 50 FEET FROM THE PROPERTY LINE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITH THIS SUBDIVISION.
- AN EASEMENT 15 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- THIS SITE IS LOCATED WITHIN ZONE X, THE AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANELS 48491C0315F, 48491C0320F AND 48491C0325F DATED DECEMBER 20, 2019. HOWEVER, A DRAINAGE STUDY WAS COMPLETED FOR THIS SITE PER WILLIAMSON COUNTY REQUIREMENTS SINCE THE TOTAL DRAINAGE AREA EXCEEDED 60 ACRES. PART OF THIS TRACT IS LOCATED WITHIN A 100 YR FLOODPLAIN ESTABLISHED BY THE DRAINAGE STUDY.
- THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CUATRO CONSULTANTS, LTD. APPROVED _____, 2022.
- THERE ARE NO PROPOSED ROADWAYS ASSOCIATED WITH THIS PROJECT. ALL LOTS SHALL BE SERVICED FROM THE EXISTING COUNTY ROAD 154.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION 811.1.3, 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.

STATE OF TEXAS
COUNTY OF HAYS COUNTY

I, HUGO ELIZONDO, JR., 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 ENVELOPED BY A ZONE A FLOOD AREA AS DENOTED HEREON, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0285E, EFFECTIVE DATE SEPTEMBER 26, 2009, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN 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 KYLE, HAYS COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

HUGO ELIZONDO, JR.
REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
3601 KYLE CROSSING, SUITE A
KYLE, TEXAS 78940

STATE OF TEXAS
COUNTY OF WILLIAMSON

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT 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 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 WITHIN IT.

J. TERRON EVERTSON, P.E., D.R., C.F.M.
COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WILLIAMSON

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____ A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

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 PLATING 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.

STATE OF TEXAS
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, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR.
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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 _____, 2022 A.D. AT _____

O'CLOCK _____ M. AND DULY RECORDED THIS THE DAY OF _____, 2022 A.D. AT _____ O'CLOCK _____ M. IN THE

OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER _____

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 RISTER, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 8-16-2022