

VICINITY MAP
(NOT TO SCALE)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	833.59'	14.05'	14.05'	S 59°51'18" E	0°57'57"
C2	833.59'	39.95'	39.95'	S 57°59'56" E	2°44'46"
C3	833.59'	197.98'	197.52'	S 49°49'18" E	13°36'30"
C4	1,056.00'	85.16'	85.13'	N 44°35'53" W	4°37'13"
C5	423.12'	95.86'	95.66'	S 61°35'46" W	12°58'52"
C6	180.00'	86.42'	85.59'	S 59°22'42" W	27°30'26"
C7	1,031.88'	60.34'	60.33'	S 47°19'23" W	3°21'01"
C8	200.00'	130.09'	127.80'	S 67°15'29" W	37°16'00"
C9	180.00'	121.81'	119.50'	N 74°43'20" W	38°46'20"
C10	200.00'	77.54'	77.06'	N 44°13'43" W	22°12'54"
C11	180.00'	32.79'	32.75'	S 32°15'17" E	10°26'19"
C12	180.00'	224.69'	210.39'	S 62°47'46" E	71°31'18"
C13	180.00'	8.16'	8.16'	N 54°57'28" W	2°35'48"
C14	180.00'	210.02'	198.31'	N 89°41'41" W	66°51'10"
C15	280.00'	225.79'	219.73'	S 64°20'44" E	46°12'13"
C16	180.00'	153.76'	149.13'	N 68°04'49" E	48°56'42"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 71°08'03" E	131.22'
L2	N 71°35'41" E	101.60'
L3	N 74°16'31" E	49.89'
L4	N 76°58'09" E	128.53'
L5	S 86°53'06" E	57.39'
L6	S 53°38'12" W	50.60'
L7	S 70°07'44" W	55.20'
L8	S 72°32'51" W	215.21'
L9	S 72°32'51" W	223.51'
L10	S 16°52'05" E	254.20'
L11	S 16°52'05" E	324.67'
L12	S 73°07'55" W	108.21'
L13	S 45°37'29" W	50.07'
L14	S 45°37'29" W	162.11'
L15	S 48°37'29" W	50.24'
L16	S 48°37'29" W	64.93'
L17	S 85°53'30" W	72.01'
L18	N 55°20'10" W	50.00'
L19	N 55°20'10" W	64.31'
L20	N 33°07'16" W	157.44'
L21	S 37°28'26" E	50.04'
L22	S 27°02'07" E	50.00'
L23	N 81°26'35" E	50.00'
L24	N 51°22'34" W	50.05'
L25	N 56°16'06" W	256.85'
L26	N 56°16'06" W	75.20'
L27	S 56°52'44" W	125.33'
L28	S 56°45'41" W	321.74'
L29	S 41°14'37" E	55.36'
L30	S 87°26'51" E	54.43'
L31	N 43°36'28" E	50.00'
L32	N 34°46'38" E	303.54'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- PROPOSED 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS 6356")
- CALCULATED POINT NAIL FOUND (TYPE NOTED)
- SETBACK LINE
- VOLUME AND PAGE
- DEED RECORDS
- WILLIAMSON COUNTY DOCUMENT NUMBER
- OFFICIAL PUBLIC RECORDS
- WILLIAMSON COUNTY POINT OF COMMENCEMENT
- POINT OF BEGINNING
- RIGHT-OF-WAY
- RECORD INFORMATION
- RADIUS
- ARC LENGTH
- CHORD BEARING
- CHORD LENGTH

PRELIMINARY PLAT BLUE HOLE, A PRIVATE SUBDIVISION BEING 27.179 ACRES SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 WILLIAMSON COUNTY, TEXAS

MICHAEL L. & DEBORAH J. MAULDIN
DOC. NO. 2005057810
O.P.R.W.C.
(CALLED 81.69 ACRES)

PETER C. EACOTT
DOC. NO. 9528776
O.P.R.W.C.
(CALLED 2.75 ACRES)

JENNA RADTKE
Quit Claim 0.479 AC.
DOC. NO. 2010078999
O.P.R.W.C.

(260.50')
(S56°41'21"E)
S56°41'21"E
260.50'

AL:251.99'
R:833.59'
D:17°19'13"
CB:S 51°40'40" E
CL:251.03'

AL:148.06'
R:1,056.00'
D:81°02'00"
CB:S 46°18'16" E
CL:147.94'

PROPOSED
0.1179 ACRE TRACT
TO BE DEDICATED TO
WILLIAMSON COUNTY
0.0369-ACRE
R.O.W. DEDICATION TO
WILLIAMSON COUNTY
DOC. NO. 9636915
O.P.R.W.C.

0.1691-ACRE R.O.W. DEDICATION
TO WILLIAMSON COUNTY
DOC. NO. 9665717
O.P.R.W.C.

AL:349.14'
R:1,056.00'
D:18°56'36"
CB:S 32°50'53" E
CL:347.55'
AL:(349.14')
R:(1,056.00')
CB:(N 30°12'21" W)
CL:(347.55')

RED CAP STAMPED
FOREST 1847"

S 18°00'21" E
8.96'
N 71°59'39" E
73.98'

ACTION PROPANE, INC.
VOL. 1227 PG.650
D.R.W.C.
(CALLED 10.00 ACRES)

JBS HOLDINGS, LP
DOC. NO. 2002103000
O.P.R.W.C.
(CALLED 126.90 ACRES)

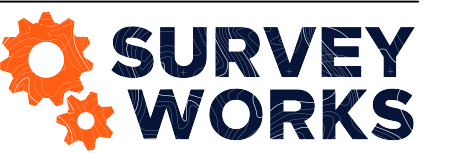
OWNER: BLUE HOLE REAL ESTATE INVESTEMENT, LLC
1800 E. 13TH STREET, AUSTIN, TX 78702
27.179 ACRES
ACREAGE: HENRY FIELD SURVEY
SURVEY: ABSTRACT NO. 233
WILLIAMSON COUNTY, TEXAS

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3
AREA OF SMALLEST LOT: 8.006 ACRES
CREATION DATE: 01/28/22
SUBMITTAL DATE: 07/06/20
SURVEYOR: SURVEY WORKS, LLC
1207 UPLAND DRIVE, BLDG B
AUSTIN, TEXAS 78741
PH: 512-599-8067

ENGINEER: SOUTHWEST ENGINEERS INC
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
PH: 512-312-4336
FIRM # 1909

REVISION DATE: 12/15/21 (UPDATE #1)
03/15/22 (UPDATE #2)
07/06/22 (UPDATE #3)
12/08/22 (UPDATE #4)
01/05/23 (UPDATE #5)
02/20/23 (UPDATE #6)
03/01/23 (UPDATE #7)
04/04/23 (UPDATE #8)
04/20/23 (UPDATE #9)
05/02/23 (UPDATE #10)
06/26/23 (UPDATE #11)

PREPARED FOR: BLUE HOLE RV PARK
PROJECT NO. 19-0327.01



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

FLOOD INFORMATION
PER WWW.FEMA.GOV, A PORTION OF THIS PROPERTY IS LOCATED IN THE FLOODWAY AND FLOOD ZONES: AE, X-500, X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48491C0245F, DATED 12/20/2019.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 88, GEOID 128. DISTANCES IN US SURVEY FEET (GRID).

STREET TABLE

*PAVEMENT WIDTH MEASURES FROM OUTSIDE OF PAVEMENT EDGE TO OUTSIDE OF PAVEMENT EDGE. PAVEMENT TO INCLUDE AN 18" RIBBON CURB ON EACH ROADWAY.

STREET	ESMT WIDTH	PAVEMENT WIDTH*	ROAD LENGTH	SPEED	MAINT. AUTHORITY	CLASSIFICATION
A-1	60'	30'	894.58'	20 MPH	PRIVATE	PRIVATE ROAD
A-2	60'	20'	324.67'	20 MPH	PRIVATE	PRIVATE ROAD
B	60'	20'	1255.53'	20 MPH	PRIVATE	PRIVATE ROAD
C	60'	20'	407.53'	20 MPH	PRIVATE	PRIVATE ROAD
D	60'	20'	1047.34'	20 MPH	PRIVATE	PRIVATE ROAD
E	60'	20'	842.89'	20 MPH	PRIVATE	PRIVATE ROAD

PRELIMINARY PLAT
BLUE HOLE, A PRIVATE SUBDIVISION
BEING 27.179 ACRES SITUATED IN THE
HENRY FIELD SURVEY, ABSTRACT NO. 233
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING OUT OF THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 20.00 ACRE TRACT OF LAND, AND ALL OF TRACT 2, A CALLED 7.30 ACRE TRACT OF LAND, DESCRIBED TO BLUE HOLE REAL ESTATE INVESTMENT, LLC IN A GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2019115189, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD SET (1/2-INCH DIAMETER) WITH A PINK CAP STAMPED "SURVEY WORKS 6356" FOR THE EAST CORNER OF SAID TRACT 1, BEING THE NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO ACTION PROPANE, INC., AS RECORDED IN VOLUME 1227, PAGE 650, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BAGDAD ROAD (ALSO KNOWN AS COUNTY ROAD 279) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, S 73°07'19" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BAGDAD ROAD AND FOLLOWING THE COMMON LINE OF SAID ACTION PROPANE, INC. TRACT AND SAID TRACT 1, FOR A DISTANCE OF **24.56 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE **POINT OF BEGINNING**, AND SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT, BEING THE PROPOSED RIGHT OF WAY LINE OF SAID BAGDAD ROAD;

THENCE, S 73°07'19" W A DISTANCE OF **576.92 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE NORTHWEST CORNER SAID ACTION PROPANE, INC. TRACT AND AN ELL CORNER OF SAID TRACT 1;

THENCE, S 16°48'54" E A DISTANCE OF **631.64 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE SOUTHWEST CORNER OF SAID ACTION PROPANE, INC. TRACT, A SOUTH CORNER OF SAID TRACT 1, AND A NORTH CORNER OF A CALLED 126.90 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JBS HOLDINGS, LP AS RECORDED IN DOCUMENT NUMBER 2002103000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE, FOLLOWING THE COMMON LINE OF SAID JBS HOLDINGS, LP TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 82°10'43" W A DISTANCE OF **565.45 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

2. S 85°42'35" W, AT A DISTANCE OF 175.21 PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "RPLS 1847 FOREST" FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF SAID TRACT 2, CONTINUING FOR A **TOTAL DISTANCE OF 784.95 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

3. N 45°17'09" W A DISTANCE OF **353.04 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

4. N 16°19'59" W, AT A DISTANCE OF 126.24 FEET PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) ON THE SOUTH BANK OF THE SOUTH SAN GABRIEL RIVER, CONTINUING FOR A **TOTAL DISTANCE OF 175.00 FEET** TO A POINT FOR CORNER AT THE APPROXIMATE CENTERLINE OF SAID SOUTH SAN GABRIEL RIVER, SAID POINT BEING IN THE SOUTH LINE OF A CALLED 23.219 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2019052799, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE, FOLLOWING THE APPROXIMATE CENTERLINE OF SAID SOUTH SAN GABRIEL RIVER AND THE COMMON LINE OF SAID MGD INTEREST, LTD TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 83°09'08" E A DISTANCE OF **110.00 FEET** TO A POINT FOR CORNER;

2. N 62°40'52" E A DISTANCE OF **218.00 FEET** TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID SOUTH SAN GABRIEL RIVER AND THE COMMON LINE OF SAID MGD INTEREST, LTD TRACT AND THE HEREIN DESCRIBED TRACT, N 55°03'52" E AT A DISTANCE OF 113.37 FEET PASSING THE SOUTHEAST CORNER OF SAID MGD INTEREST, LTD TRACT AND THE SOUTHWEST CORNER OF A TRACT OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED TO JENNA RADTKE IN A SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 9660129, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONTINUING ALONG SAID CENTERLINE AND AT A DISTANCE OF 223.35 FEET PASSING THE NORTH CORNER OF SAID TRACT 2 AND THE WEST CORNER OF SAID TRACT 1, CONTINUING ALONG SAID CENTERLINE AND AT A DISTANCE OF 868.59 FEET PASSING THE SOUTHEAST CORNER OF SAID JENNA RADTKE 10.00-ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.479 ACRE TRACT DESCRIBED TO JENNA RADTKE IN A QUITCLAIM DEED AS RECORDED IN DOCUMENT NUMBER 2010078999, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONTINUING FOR A **TOTAL DISTANCE OF 1,029.18 FEET** TO THE EAST CORNER OF SAID JENNA RADTKE 0.479-ACRE TRACT AND THE NORTH CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER COUNTY ROAD 279 (CURRENTLY CLOSED) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FORMER COUNTY ROAD 279 AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S 56°41'21" E A DISTANCE OF **260.50 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

2. N 71°08'03" E A DISTANCE OF **131.22 FEET** TO AN AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

3. N 71°35'41" E A DISTANCE OF **101.60 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

4. N 74°16'31" E A DISTANCE OF **49.89 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

5. N 76°58'09" E A DISTANCE OF **128.53 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

6. S 86°53'06" E A DISTANCE OF **57.39 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

THENCE, FOLLOWING THE PROPOSED SOUTHWEST RIGHT-OF-WAY LINE OF SAID BAGDAD ROAD AND THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 251.99 FEET, WITH A RADIUS OF 833.59 FEET, WITH A CHORD BEARING OF S 51°40'40" E, AND LENGTH OF **251.03 FEET** TO THE **POINT OF BEGINNING**, IN ALL CONTAINING **27.179 ACRES** OF LAND, MORE OR LESS.

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

I, BLUE HOLE REAL ESTATE INVESTMENT, LLC, OWNER OF THE CERTAIN 27.297 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A GENERAL WARRANTY DEED TO BLUE HOLE REAL ESTATE INVESTMENT, LLC, AS RECORDED IN DOCUMENT NUMBER 2019115189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

BLUE HOLE, A PRIVATE SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2023.

BLUE HOLE REAL ESTATE INVESTMENT, LLC
1800 E. 13TH STREET
AUSTIN, TEXAS 78702

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

I, DEREK KINSAUL, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE COUNTY SUBDIVISION REGULATIONS. I DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS,
THIS ____ DAY OF _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DEREK KINSAUL
REGISTERED PROFESSIONAL SURVEYOR (SEALED)
NO. _____ STATE OF TEXAS

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.25(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS,
THIS ____ DAY OF _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL DOCUMENT

MATTHEW DRINGENBERG, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 114250 STATE OF TEXAS

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY PROGRAM:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A 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 WITH IT.

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

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, 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 _____, 20____, A.D., AT ____ O'CLOCK ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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 E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

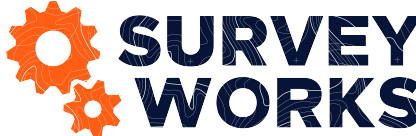
PLAT NOTES

- 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.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY AND LANDSCAPE EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION WILL BE DEDICATED WITH THE FINAL PLAT.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY A PRIVATE WELL
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONCOR.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- A PORTION OF THIS PROPERTY IS LOCATED IN THE FLOODWAY AND FLOOD ZONES: AE, X-500, X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48491C0245F, DATED 12/20/2019.
- ALL SEDIMENTATION, FILTRATION, DETENTION AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES FO THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
- 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 CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
- THE LANDOWNER ASSUMES ALL RISK 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 WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OF NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 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.
- THE MONUMENTS FOUND HAVE BEEN ROTATED TO THE NAD 83/93 HARN-TEXAS CENTRAL ZONE AND NAVD 88.
- THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF TCEQ EDWARDS AQUIFER.
- ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
- THE BUILDING OF ALL STREETS, 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 WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
- WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED OF THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
- 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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.
- THE MAXIMUM NUMBER OF UNITS/CAMPSITES IS 177.
- ACCESS TO LOTS 2 AND 3 TO BE VIA AN INTERNAL PRIVATE ROADWAY AND NOT DIRECTLY FROM CR 279.

OWNER: BLUE HOLE REAL ESTATE INVESTEMENT, LLC
1800 E. 13TH STREET, AUSTIN, TX 78702
ACREAGE: 27.179 ACRES
SURVEY: HENRY FIELD SURVEY
ABSTRACT NO. 233
WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3
AREA OF SMALLEST LOT: 8.006 ACRES
CREATION DATE: 01/28/22
SUBMITTAL DATE: 07/06/20
SURVEYOR: SURVEY WORKS, LLC
1207 UPLAND DRIVE, BLDG B
AUSTIN, TEXAS 78741
PH: 512-599-8067
ENGINEER: SOUTHWEST ENGINEERS INC
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
PH: 512-312-4336
FIRM # 1909

REVISION DATE: 12/15/21 (UPDATE #1)
03/15/22 (UPDATE #2)
07/06/22 (UPDATE #3)
12/08/22 (UPDATE #4)
01/05/23 (UPDATE #5)
02/20/23 (UPDATE #6)
03/01/23 (UPDATE #7)
04/04/23 (UPDATE #8)
04/20/23 (UPDATE #9)
05/02/23 (UPDATE #10)
06/26/23 (UPDATE #11)

PREPARED FOR: BLUE HOLE RV PARK
PROJECT NO. 19-0327.01



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067