

VICINITY MAP
SCALE: 1"=5,000'

LEGEND

- IRON ROD SET, CAPPED "BTS"
- IRON ROD FOUND
- BENCHMARK
- EXISTING PROPERTY LINES
- PROPERTY LINES
- PARCEL LINES
- DRAINAGE EASEMENT
- RIGHT-OF-WAY EASEMENT
- ON-SITE SEWAGE FACILITIES SETBACK
- ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
- B.S.L. BUILDING SETBACK LINE
- O.P.R.W.C. OFFICIAL PUBLIC RECORD WILLIAMSON COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT

CULVERT TABLE

LOT(S)	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	APPROX. SLOPE	MIN. CULVERT SIZE
1, 2, 3	17.22	38.80	0.50%	36" CMP
4, 5	15.71	38.40	0.50%	DIP
6, 7	13.61	37.14	0.50%	DIP
8, 9	9.58	29.03	1.80%	36" CMP
10, 11	5.95	19.34	2.77%	24" CMP
12, 13	3.28	11.84	2.50%	24" CMP
14, 15	1.30	5.12	10.00%	18" CMP
16, 17	0.00	N/A	N/A	Straight Tie
18, 19	2.20	7.94	0.50%	DIP
20, 21, 22	1.29	6.85	0.50%	DIP
23, 24, 25	0.00	N/A	N/A	Straight Tie

OWNER: SLADKY LLC
10500 N IH35, SUITE C
AUSTIN, TEXAS 78753
PHONE 512.751.3134
E-MAIL STEVE.QUIROZ@THIRDCOASTAUTOS.COM

SURVEYOR: BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76754
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

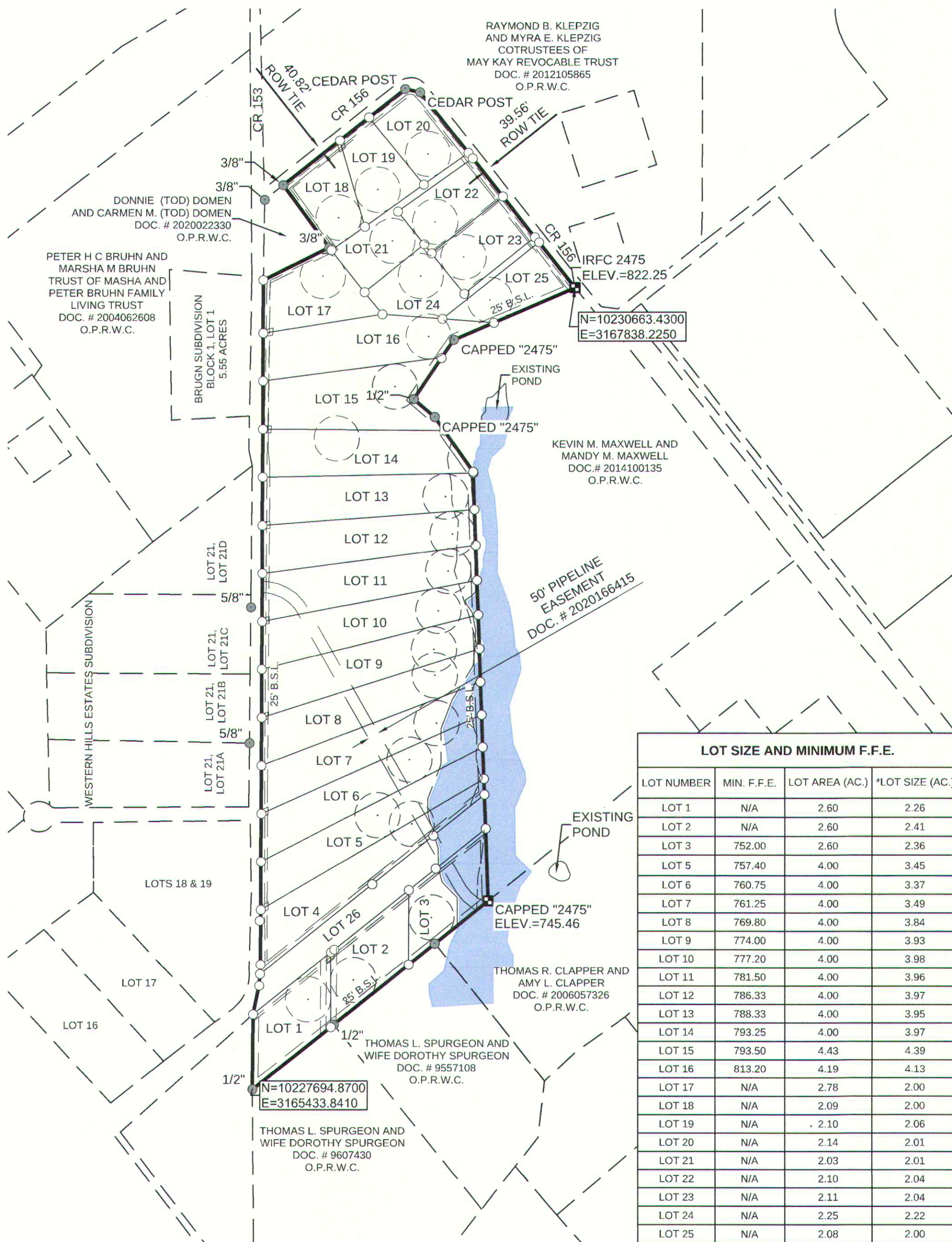
SUBMITTAL DATE: 12/8/2022

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

FINAL PLAT
OF
WEIR VIEW ESTATES SUBDIVISION



LOT SIZE AND MINIMUM F.F.E.

LOT NUMBER	MIN. F.F.E.	LOT AREA (AC.)	*LOT SIZE (AC.)
LOT 1	N/A	2.60	2.26
LOT 2	N/A	2.60	2.41
LOT 3	752.00	2.60	2.36
LOT 5	757.40	4.00	3.45
LOT 6	760.75	4.00	3.37
LOT 7	761.25	4.00	3.49
LOT 8	769.80	4.00	3.84
LOT 9	774.00	4.00	3.93
LOT 10	777.20	4.00	3.98
LOT 11	781.50	4.00	3.96
LOT 12	786.33	4.00	3.97
LOT 13	788.33	4.00	3.95
LOT 14	793.25	4.00	3.97
LOT 15	793.50	4.43	4.39
LOT 16	813.20	4.19	4.13
LOT 17	N/A	2.78	2.00
LOT 18	N/A	2.09	2.00
LOT 19	N/A	2.10	2.06
LOT 20	N/A	2.14	2.01
LOT 21	N/A	2.03	2.01
LOT 22	N/A	2.10	2.04
LOT 23	N/A	2.11	2.04
LOT 24	N/A	2.25	2.22
LOT 25	N/A	2.08	2.00

- THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE WELLS.
- ★ LOT SIZE (AC.) COLUMN OF LOT SIZE AND MINIMUM F.F.E. TABLE DENOTES APPROXIMATE AREAGE OF LOT LOCATED OUTSIDE OF RECOGNIZABLE BED AND BANKS OF WET WEATHER CREEKS, BODIES OF WATER AND DEDICATED RIGHT-OF-WAY EASEMENTS. MEASUREMENTS DO NOT CONSTITUTE A LEGAL BOUNDARY.



0 400 800
SCALE: 1"=400'

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

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE JOHN WALKER SURVEY, ABSTRACT NO. 688, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF THE RESIDUAL PORTION OF A CALLED "145 ACRES" CONVEYED IN A DEED FROM BERTIE F. MCDANIEL, ET AL, TO CHRIS H. DOERFLER, ET UX, GLADYS I. DOERFLER DATED 03-28-1967 AS RECORDED IN VOLUME 498, PAGE 155, DEED RECORDS OF WILLIAMSON COUNTY (DRWC) BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF OCTOBER, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/8" IRON ROD (NORTH = 10,231,475.96 FEET EAST = 3,166,738.762 FEET) AT THE NORTHEAST CORNER OF A CALLED "1.59 ACRES" CONVEYED IN A REVOCABLE TRANSFER ON DEATH DEED FROM CARMEN M. DOMEL TO DONNIE L. DOMEL DATED 03-04-2020 AS RECORDED IN DOCUMENT NO. 2020022330 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRW) IN THE SOUTH LINE OF WILLIAMSON COUNTY ROAD NO. 156, SAME BEING THE OCCUPIED NORTH LINE OF SAID "145 ACRES";

THENCE WITH SAID OCCUPIED NORTH LINE AND EAST LINE OF SAID "145 ACRES", SAME BEING THE FENCED SOUTH AND UPPER EAST LINES OF WILLIAMSON COUNTY ROAD NO. 156, AS FOLLOWS:

- NORTH 68° 49' 41" EAST 685.61 FEET TO AN OLD CEDAR POST,
- SOUTH 86° 42' 05" EAST 33.37 FEET TO AN OLD CEDAR POST,
- SOUTH 39° 36' 41" EAST 40.81 FEET TO AN OLD CEDAR POST AND
- SOUTH 21° 19' 21" EAST 1102.24 FEET TO A FOUND 1/2" IRON ROD (PLASTIC CAP "2475") AT THE NORTHEAST CORNER OF A CALLED "52.607 ACRES" CONVEYED IN A WARRANTY DEED FROM GLADYS I. DOERFLER AND MIKE DOERFLER TO KEVIN M. MAXWELL AND MANDY M. MAXWELL DATED 12-16-2014 FOUND IN DOCUMENT NO. 2014100135, OPRWC;

THENCE WITH THE NORTH AND WEST LINES OF SAID "52.607 ACRES", SAME BEING THE LOWER NORTH AND LOWER EAST LINES OF SUBJECT TRACT, GENERALLY ALONG A WIRE FENCE, THE FOLLOWING CALLS:

- SOUTH 83° 52' 19" WEST 583.71 FEET TO A FOUND 1/2" IRON ROD (PLASTIC CAP "2475"),
- SOUTH 51° 04' 28" WEST 316.31 FEET TO A FOUND 1/2" IRON ROD,
- SOUTH 32° 33' 16" EAST 121.35 FEET TO A FOUND 1/2" IRON ROD (PLASTIC CAP "2475"),
- SOUTH 17° 47' 27" EAST 296.31 FEET TO A FOUND 1/2" IRON ROD (PLASTIC CAP "2475") AND
- SOUTH 15° 06' 04" WEST DEPARTING FROM SAID FENCE (SEE ACCOMPANYING PLAT FOR FURTHER DETAILS) 1897.59 FEET TO A FOUND 1/2" IRON ROD (PLASTIC CAP "2475") AT THE SOUTHWEST CORNER OF SAID "52.607 ACRES", SAME BEING THE SOUTHEAST CORNER OF SUBJECT TRACT, IN THE APPROXIMATE COMMON SURVEY LINE OF AFOREMENTIONED JOHN WALKER SURVEY, ABSTRACT NO. 688 AND THE T. W. ANDERSON SURVEY, ABSTRACT NO. 50 AS WELL AS THE SOUTH LINE OF AFOREMENTIONED "145 ACRES" AND THE NORTH LINE OF A CALLED "60.67 ACRES" CONVEYED IN A WARRANTY DEED FROM ROBERT L. HOOPES AND GISELLE P. HOOPES TO THOMAS R. CLAPPER AND AMY L. CLAPPER DATED 7-10-2006 AS RECORDED IN DOCUMENT NO. 2006057326, OPRWC;

THENCE SOUTH 68° 17' 47" WEST WITH THE COMMON LINE OF SAID "145 ACRES" AND "60.67 ACRES", PASSING THE NORTHWEST CORNER OF SAID "60.67 ACRES" AT +302 FEET (NO MONUMENTATION FOUND), SAME BEING THE APPROXIMATE NORTHEAST CORNER OF A CALLED "28.07 ACRES" CONVEYED IN A WARRANTY DEED FROM THOMAS G. FOUST, JR., ET UX, LINDA D. FAUST TO THOMAS L. SPURGEON, ET UX, DOROTHY SPURGEON DATED 12-21-1995 OF RECORD IN DOCUMENT NO. 9557108 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY (ORWC) AND CONTINUING WITH THE COMMON LINE OF SAID "145 ACRES" AND 28.07 ACRES" A TOTAL DISTANCE OF 874.06 FEET TO A FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID "28.07 ACRES", SAME BEING THE NORTHEAST CORNER OF A CALLED "NORTHERLY 10 ACRES" CONVEYED IN A WARRANTY DEED FROM THOMAS G. FOUST, JR., ET UX, LINDA D. FAUST TO THOMAS L. SPURGEON, ET UX, DOROTHY SPURGEON DATED 12-18-1995 OF RECORD IN DOCUMENT NO. 9607430, ORWC;

THENCE SOUTH 68° 33' 37" WEST WITH THE COMMON LINE OF SAID "145 ACRES" AND "NORTHERLY 10 ACRES" A DISTANCE OF 459.07 FEET TO A FOUND 1/2" IRON ROD AT AN EXTERIOR CORNER OF SAID "NORTHERLY 10 ACRES", SAME BEING THE APPARENT SOUTHWEST CORNER OF SAID "145 ACRES";

THENCE NORTH 17° 29' 47" EAST WITH THE UPPER EAST LINE OF SAID "NORTHERLY 10 ACRES", SAME BEING THE APPARENT WEST LINE OF SAID "145 ACRES", A DISTANCE OF 331.04 FEET TO A SET 1/2" IRON ROD (ORANGE PLASTIC CAP "BRYAN TECHNICAL SVC") IN THE SOUTHEASTERN LINE OF WILLIAMSON COUNTY ROAD NO. 153;

THENCE WITH THE SOUTHEASTERN MAINTENANCE LINE OF WILLIAMSON COUNTY ROAD NO. 153, SAME BEING THE SOUTHWESTERN LINE OF SUBJECT TRACT, AS FOLLOWS:

- NORTH 29° 14' 55" EAST 129.46 FEET TO A SET 1/2" IRON ROD (ORANGE PLASTIC CAP "BRYAN TECHNICAL SVC"),
- NORTH 17° 31' 44" EAST 287.14 FEET TO A SET 1/2" IRON ROD (ORANGE PLASTIC CAP "BRYAN TECHNICAL SVC") AND
- NORTH 17° 25' 43" EAST 2833.36 FEET TO A SET 1/2" IRON ROD (ORANGE PLASTIC CAP "BRYAN TECHNICAL SVC") AT THE SOUTHWEST CORNER OF AFOREMENTIONED "1.59 ACRES";

THENCE NORTH 80° 50' 55" EAST WITH THE SOUTH LINE OF SAID "1.59 ACRES", GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 324.41 FEET TO A FOUND 3/8" IRON ROD AT THE SOUTHEAST CORNER OF SAME, SAME BEING AN INTERIOR CORNER OF SUBJECT TRACT;

THENCE NORTH 19° 17' 05" WEST THE EAST LINE OF SAID "1.59 ACRES", GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 342.96 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 83.867 ACRES.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT.

SHEET 01 OF 06

Henderson Professional Engineers
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512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300

PROJECT NUMBER

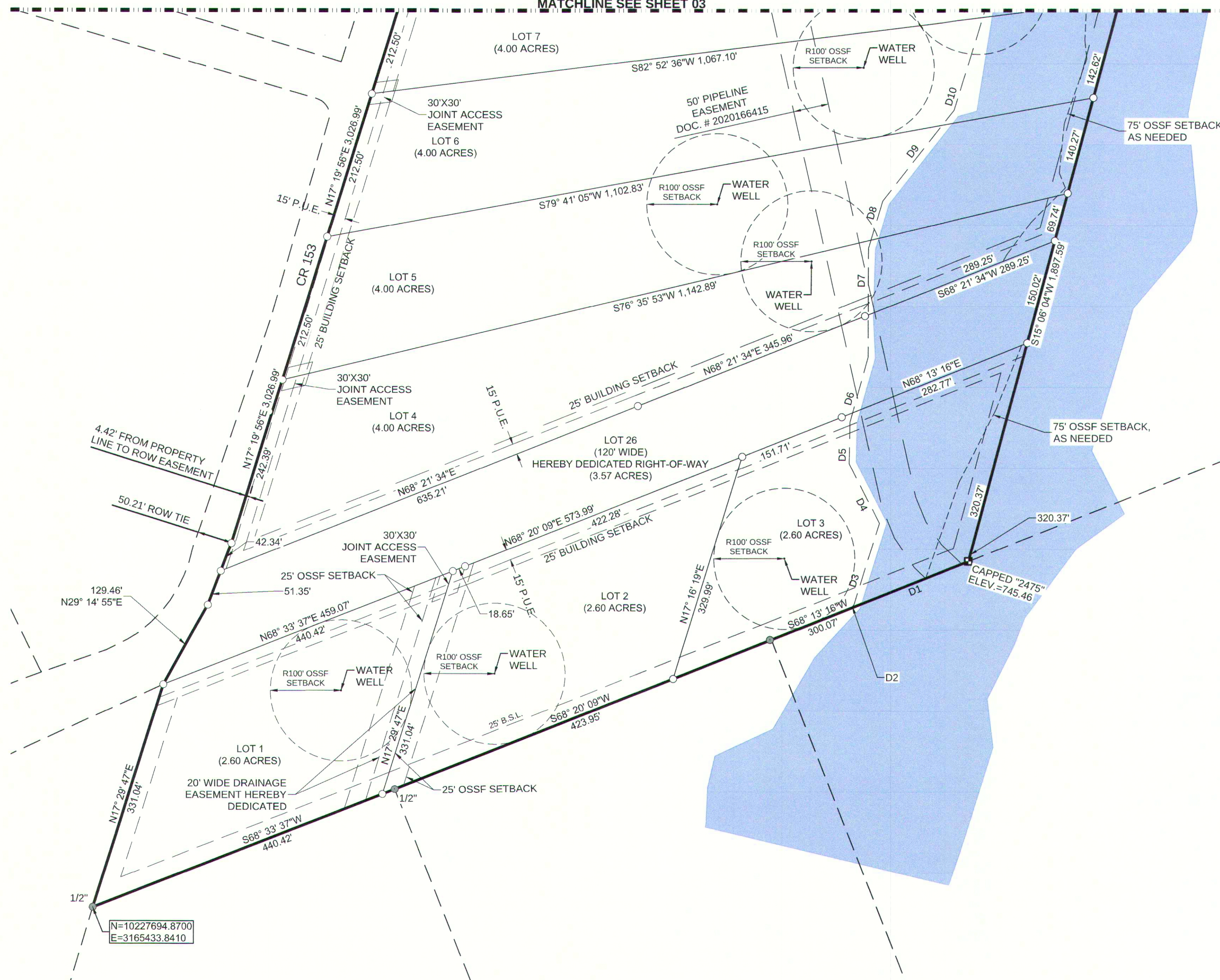
FINAL PLAT
OF
WEIR VIEW ESTATES SUBDIVISION

MATCHLINE SEE SHEET 03



0 100 200
SCALE: 1"=100'

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



SHEET 02 OF 06

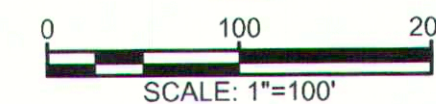
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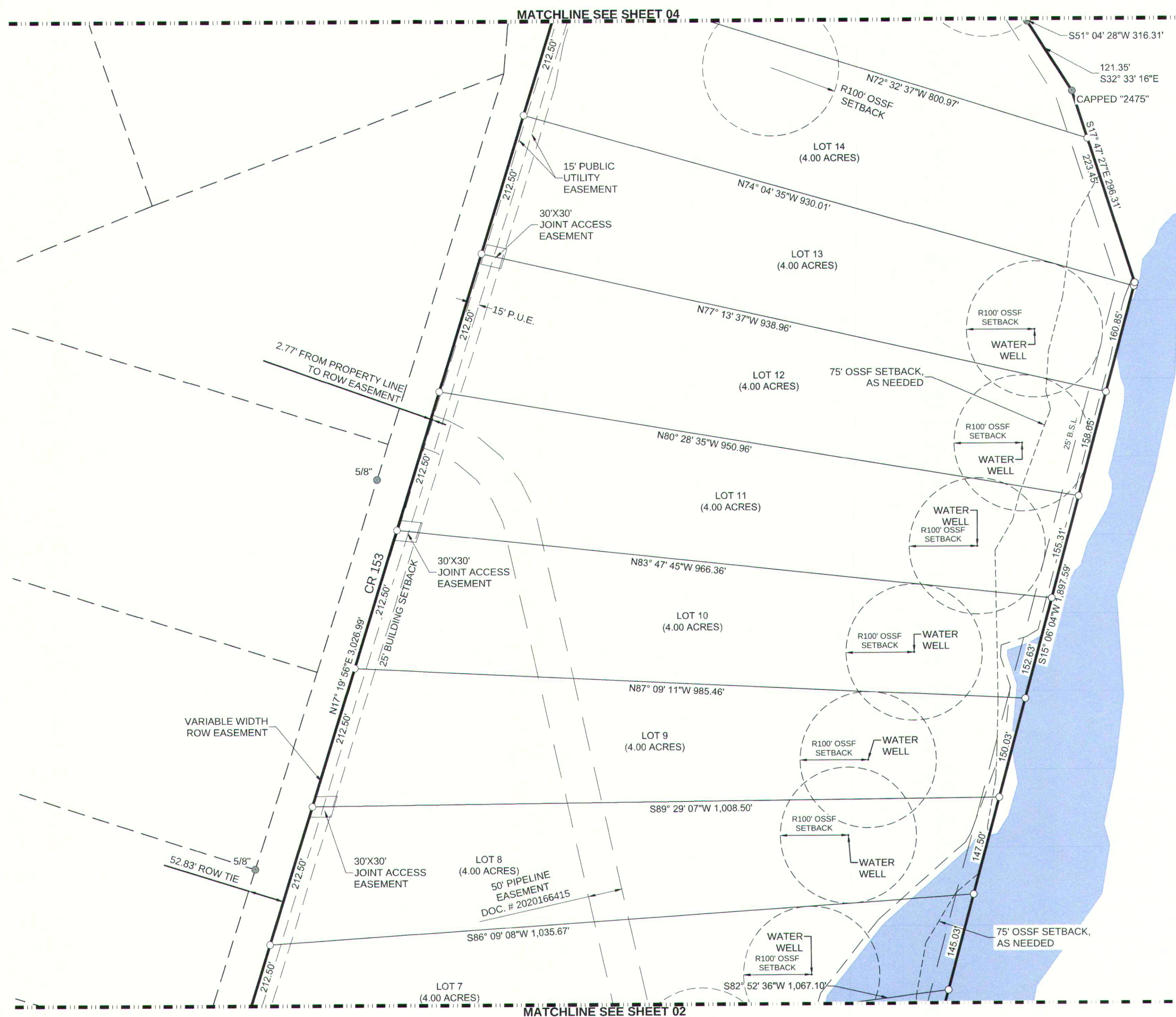
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MATCHLINE SEE SHEET 04



SHEET 03 OF 06

PROJECT NUMBER



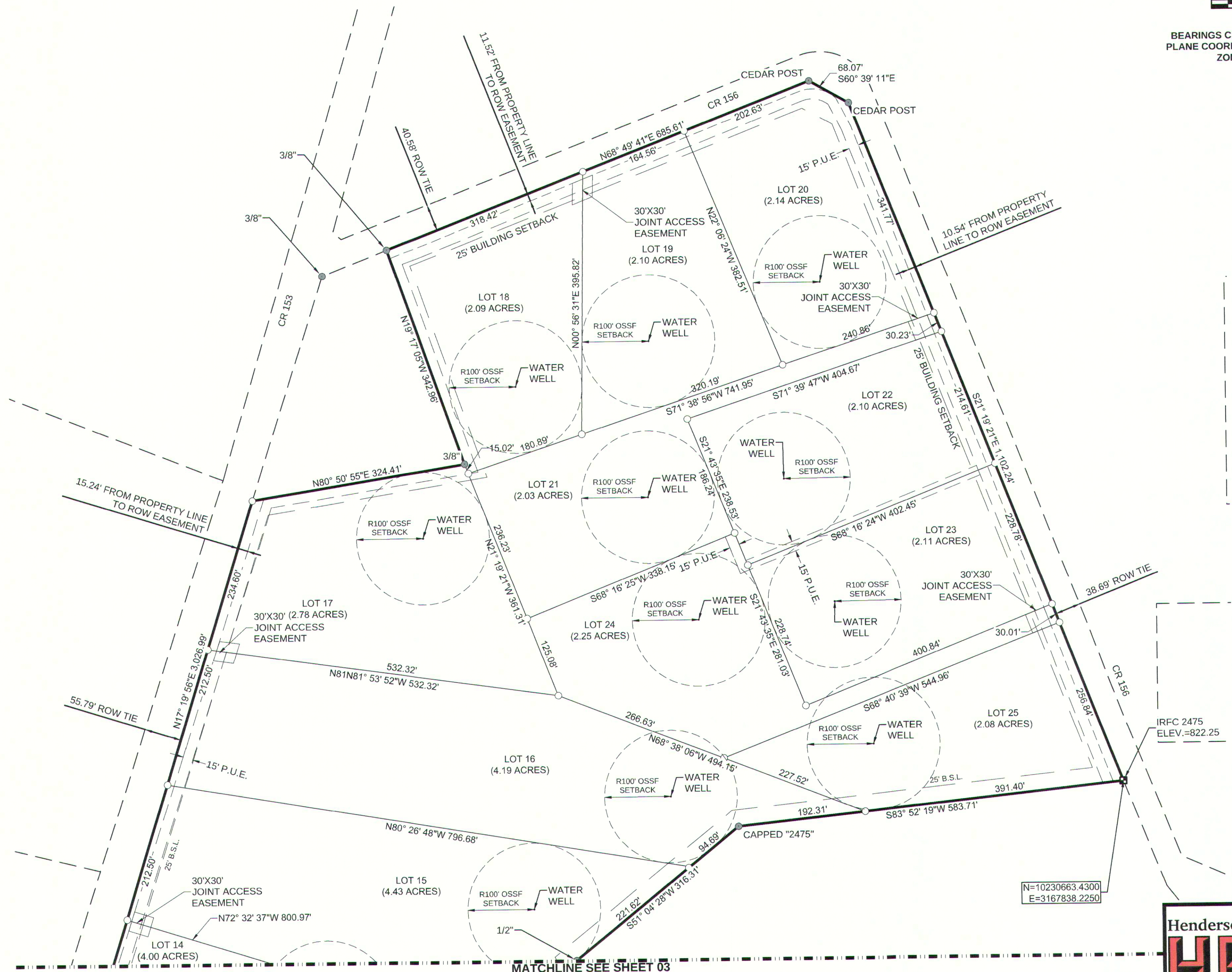
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FINAL PLAT
OF
WEIR VIEW ESTATES SUBDIVISION



0 100 200
SCALE: 1"=100'

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



SHEET 04 OF 06

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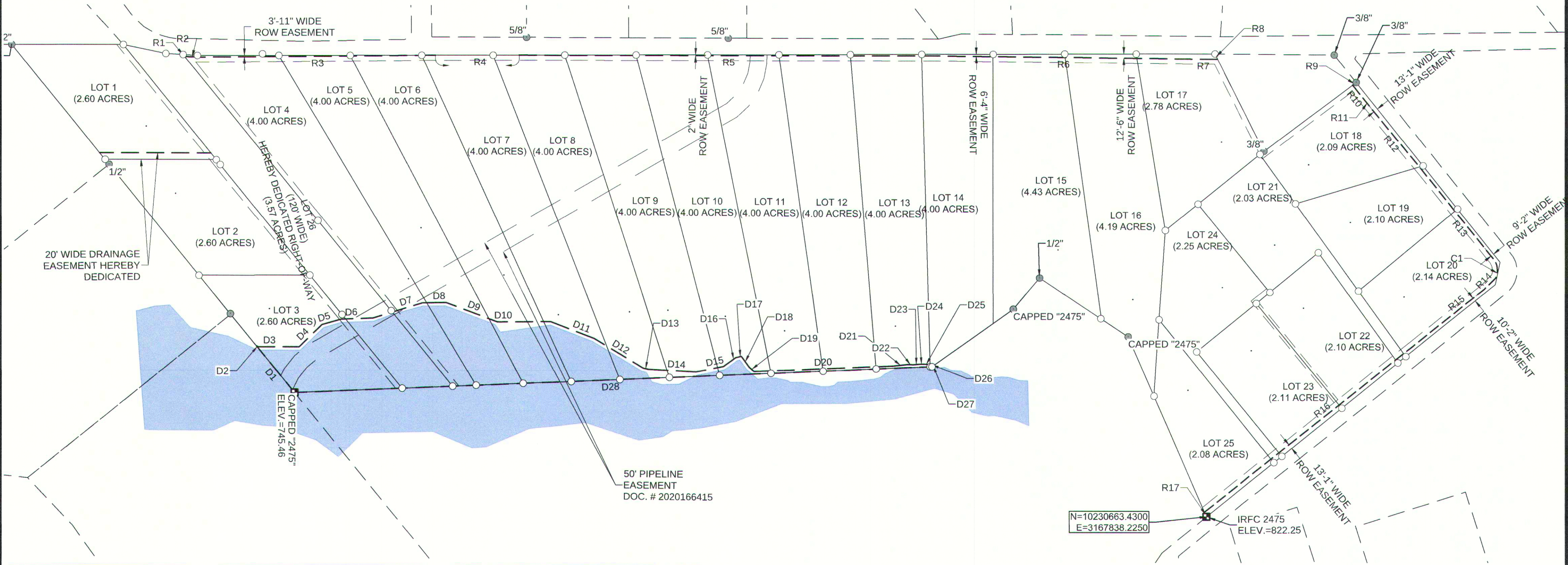
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FINAL PLAT
OF
WEIR VIEW ESTATES SUBDIVISION



0 200 400
SCALE: 1"=200'

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	17.54	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	47.04	S27° 09' 32"E
R15	274.01	S21° 13' 57"E
R16	791.06	S21° 00' 56"E
R17	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

NOTES:

- 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.
- LAND WITHIN THIS PLAT IS TERRACED FROM PRIOR AGRICULTURAL USE. THE TERRACING RETAINS RAINFALL RUNOFF AND DIRECTS IT THROUGH EXISTING DRAINAGE PATTERNS ON LOTS. EXISTING DRAINAGE PATTERNS SHALL REMAIN THE SAME. PROPERTY OWNERS SHALL NOT GRADE OR DEVELOP LAND ON PROPERTY IN A MANNER THAT WOULD ALTER THE EXISTING DRAINAGE PATTERNS. IN THE EVENT DRAINAGE PATTERNS ARE CHANGED AND ADJACENT PROPERTIES ARE ADVERSELY IMPACTED OR DAMAGED, THE PROPERTY OWNER MAY BE LIABLE PER TEXAS WATER CODE SECTION 11.086.
- 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 ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION EXCEPT FOR LOTS 3-13. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 3-13 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY JENNIFER HENDERSON, PE# 116883, DATED FEBRUARY 3, 2022.
- FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
- 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.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	63.53'	54.28'	S81° 22' 40"E 59.96'

SHEET 05 OF 06

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Civil Engineering www.hendersonpe.com
WBE210166 | HUB 1853873845300

STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE PRESENTS;

I, SLADKY LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021187691 OF THE OFFICIAL 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 FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS WEIR VIEW ESTATES SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1 DAY OF August, 2023.

Sladky LLC
AGENT,
10500 N IH35, SUITE C
AUSTIN, TEXAS 78753-3716

STATE OF TEXAS
COUNTY OF WILLIAMSON

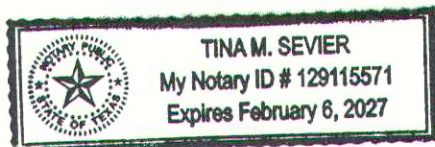
§
§
§
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SLADKY LLC, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 01 DAY OF August, 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, 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

08-02-2023
DATE



STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE PRESENTS

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 ENCRONCHED 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 DATA DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 3RD DAY OF August, 2023.

Jennifer L. Henderson
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS

8/3/23
DATE



FINAL PLAT OF WEIR VIEW ESTATES SUBDIVISION

NOTES (CONTINUED):

- 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.
- WATER SERVICE IS PROVIDED BY: WELL.
WASTEWATER SERVICE IS PROVIDED BY: OSSF
- 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.
- NO LOT IN THIS SUBDIVISION IS ENCRONCHED 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.
- LOTS 21 AND 24 MAY NOT BE FURTHER SUBDIVIDED.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
- 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.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. 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 STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- FINISHED FLOOD ELEVATIONS (FFES) WERE ESTABLISHED BY TAKING THE BASE FLOOD ELEVATION, AS DETERMINED IN THE REFINED DRAINAGE REPORT BY JENNIFER L. HENDERSON, DATED 2/3/22, AT THE UPSTREAM END OF EACH LOT CROSSED BY THE ATLAS 14 1% ANNUAL CHANCE FLOOD LIMITS, AND ADDING ONE FOOT TO THE BASE FLOOD ELEVATION AND ROUNDED UP.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

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 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.

Adam Boatright
ADAM BOATRIGHT, P.E.
WILLIAMSON COUNTY ENGINEER

08/03/2023
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 2 DAY OF August, 2022, A.D.

Cindy Bides
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE PRESENTS

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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE 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

DATE

STATE OF TEXAS
PRESENTS
COUNTY OF WILLIAMSON

§
§
§
KNOW ALL MEN BY THESE

I, NANCY 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

SHEET 06 OF 06

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST
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ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
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WBE210166 | HUB 1853873845300

PROJECT NUMBER