

FLOOD_ZONE CLASSIFICATION:
SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD_ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 1.2% ANNUAL CHANCE FLOODPLAIN), AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 4849100725P, EFFECTIVE DATE: DECEMBER 20, 2019, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR WILLIAMSON COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)

DRAINAGE NOTES:
1. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ASSUMED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM MAINTENANCE.
2. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 4849100725P, COMMUNITY PANEL NO. 725 OF 750, EFFECTIVE DATE, DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

900 LOTS:
1. LOTS 900-901 SHALL BE OPEN SPACE AND COMMON AREA LOTS
2. LOTS 902-903 SHALL BE DRAINAGE EASEMENT, OPEN SPACE, AND COMMON AREA LOTS

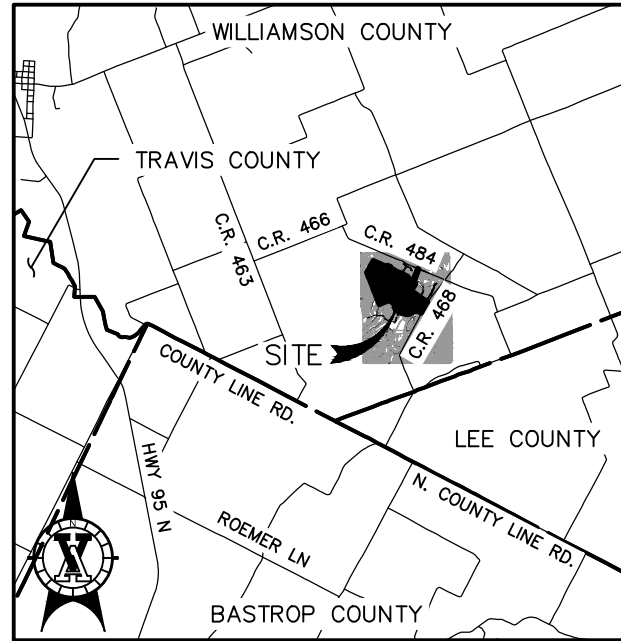
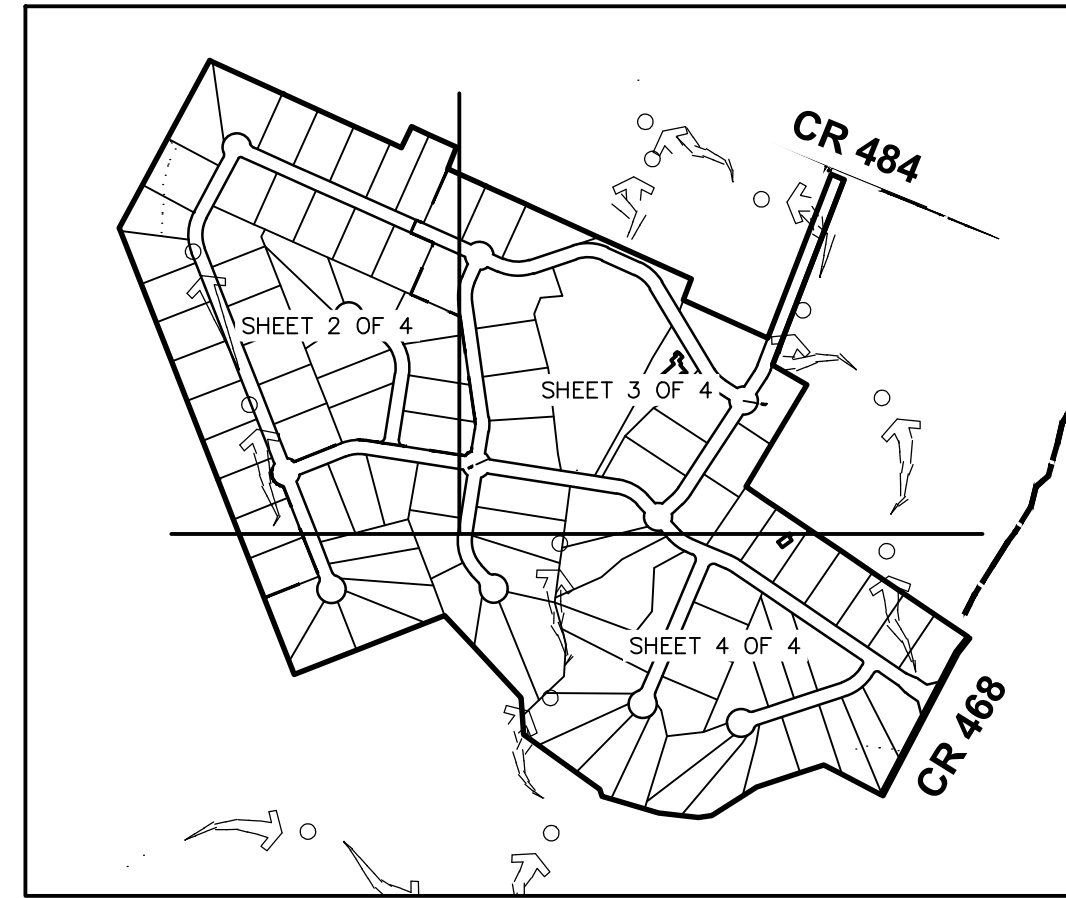
SURVEYOR'S NOTES:
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJ.) EPOCH 2010.00. VALUES WERE DERIVED UTILIZING THE ALTIMERA REAL TIME NETWORK. COORDINATES ARE DISPLAYED IN GRID VALUES.
2. DISTANCES ARE U.S. SURVEY FEET, AND WERE DERIVED USING A SITE SPECIFIC SCALE FACTOR FROM A POINT OF ORIGIN (N. 10131152.628, E. 3245923.663). SURFACE ADJUSTMENT FACTOR: 1.00009
3. ELEVATION DATA IS SHOWN HEREIN ACCORDING TO THE MOST CURRENT OS DATA PROVIDED BY TNRS (TEXAS NATURAL RESOURCES INFORMATION SYSTEM) AT THE TIME OF THIS SURVEY.
4. THERE ARE A TOTAL OF 107 PLATTED LOTS, INCLUDING 103 RESIDENTIAL LOTS AND 4 900 LOTS.
5. EXISTING WATER LINES ARE SHOWN ACCORDING TO A MAP PROVIDED BY MANVILLE WATER SUPPLY CORPORATION, "SYSTEM MAPS 2016", SHEET 105 OF 129 SHEETS, PREPARED BY J.F. FONTAINE & ASSOCIATES, INC.

BENCHMARKS				
Point #	Northing	Easting	Elevation	Description
1	10129124.53	3246854.31	603.89	SET IRON ROD W/ORANGE PLASTIC CAP STAMPED "VICKREY CONTROL"
2	10130216.38	3247472.94	611.41	SET IRON ROD W/ORANGE PLASTIC CAP STAMPED "VICKREY CONTROL"

BENCHMARKS				
Point #	Northing	Easting	Elevation	Description
3	10132105.81	32466839.24	584.04	SET IRON ROD W/ORANGE PLASTIC CAP STAMPED "VICKREY CONTROL"

BENCHMARKS				
Point #	Northing	Easting	Elevation	Description
4	10131843.38	3243781.69	587.38	SET IRON ROD W/ORANGE PLASTIC CAP STAMPED "VICKREY CONTROL"

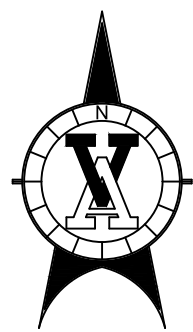
BENCHMARKS				
Point #	Northing	Easting	Elevation	Description
5	10129988.98	3244513.07	620.94	SET IRON ROD W/ORANGE PLASTIC CAP STAMPED "VICKREY CONTROL"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	43.97	210.00	11°59'51"	22.07	N27°07'11"E 43.89
C2	125.66	60.00	120°00'00"	103.92	N33°07'07"E 103.92
C3	52.59	210.00	14°20'53"	26.43	N40°17'33"E 52.45
C4	31.42	60.00	30°00'00"	16.08	N22°59'58"E 31.06
C5	64.25	150.00	24°32'24"	32.62	S54°48'13"E 63.76
C6	45.49	230.00	11°19'54"	22.82	N61°24'28"W 45.41
C7	2.98	15.00	11°18'36"	1.49	S61°23'49"E 2.96
C8	11.84	60.00	11°18'36"	5.94	N61°23'49"W 11.82
C9	11.84	60.00	11°18'36"	5.94	S50°05'13"E 11.82
C10	2.98	15.00	11°18'36"	1.49	N50°05'13"W 2.96
C11	23.56	15.00	90°00'00"	15.00	S79°15'29"W 21.21
C12	137.65	210.00	37°33'24"	71.40	N53°02'11"E 135.20
C13	21.68	25.00	49°40'47"	11.57	S46°58'30"W 21.00
C14	292.54	60.00	279°21'34"	-50.92	S18°11'07"E 77.65
C15	21.68	25.00	49°40'47"	11.57	S83°20'43"E 21.00
C16	98.32	150.00	37°33'24"	51.00	N53°02'11"E 96.57
C17	23.56	15.00	90°00'00"	15.00	N10°44'31"W 21.21
C18	33.62	170.00	11°19'54"	16.87	N61°24'28"W 33.57
C19	39.27	25.00	90°00'00"	25.00	S67°55'35"W 35.36
C20	21.68	25.00	49°40'47"	11.57	S15°44'49"E 21.00
C21	292.54	60.00	279°21'34"	-50.92	S67°04'25"E 77.65
C22	21.68	25.00	49°40'47"	11.57	N47°45'59"E 21.00
C23	39.27	25.00	90°00'00"	25.00	N22°04'25"W 35.36
C24	89.94	210.00	24°32'24"	45.67	S54°48'13"E 89.26
C25	125.66	60.00	120°00'00"	103.92	S42°32'01"E 103.92
C26	101.14	150.00	38°37'57"	52.58	N61°50'59"W 99.23
C27	31.42	60.00	30°00'00"	16.08	N53°50'02"E 31.06
C28	135.27	150.00	51°40'12"	72.63	S17°00'04"E 130.73
C29	21.68	25.00	49°40'47"	11.57	S67°04'33"E 21.00
C30	292.54	60.00	279°21'34"	-50.92	N47°09'51"E 77.65
C31	21.68	25.00	49°40'47"	11.57	N17°59'48"W 21.00
C32	189.38	210.00	51°40'12"	101.68	S17°00'04"E 183.03
C33	31.42	60.00	30°00'00"	16.08	S36°09'58"E 31.06
C34	79.52	150.00	30°22'24"	40.72	S83°38'50"W 78.59
C35	31.48	60.00	30°03'52"	16.11	N23°29'34"E 31.12
C36	21.68	25.00	49°40'47"	11.57	S46°18'53"E 21.00
C37	292.54	60.00	279°21'34"	-50.92	N68°31'31"E 77.65
C38	21.68	25.00	49°40'47"	11.57	N37°15'47"E 21.00
C39	125.66	60.00	120°00'00"	103.92	S21°08'29"E 103.92
C40	180.11	210.00	49°08'26"	96.01	S30°54'47"W 174.64
C41	21.68	25.00	49°40'47"	11.57	N31°6'35"E 21.00
C42	194.00	60.00	185°15'35"	-1306.31	S71°05'58"W 119.87
C43	21.68	25.00	49°40'47"	11.57	S41°06'38"E 21.00
C44	125.66	60.00	120°00'00"	103.92	N65°57'02"W 103.92
C45	111.10	150.00	42°26'16"	58.24	S87°10'10"E 108.58
C46	156.35	210.00	42°39'32"	82.00	N87°03'32"W 152.77
C47	127.25	210.00	34°43'07"	65.65	N48°22'12"W 125.31
C48	67.73	150.00	25°52'15"	34.45	S43°56'46"E 67.16
C49	31.42	60.00	30°00'00"	16.08	S78°07'07"W 31.06
C50	31.41	150.00	11°59'51"	15.76	N27°07'11"E 31.35
C51	33.71	60.00	32°11'36"	17.31	S20°57'02"E 33.27
C52	117.23	209.00	32°08'16"	60.20	S75°58'50"W 115.70
C53	44.60	151.00	16°55'20"	22.46	N02°22'22"E 44.44
C54	32.56	60.00	31°05'48"	16.69	S54°22'56"W 32.17
C55	39.27	25.00	90°00'00"	25.00	S36°09'58"E 35.36
C56	274.10	210.00	74°47'04"	160.51	N28°33'30"W 255.05
C57	21.68	25.00	49°40'47"	11.57	S41°06'38"E 21.00
C58	292.54	60.00	279°21'34"	-50.92	S24°02'58"W 77.65
C59	21.68	25.00	49°40'47"	11.57	S89°12'35"W 21.00
C60	195.79	150.00	74°47'04"	114.65	N28°33'30"W 182.18
C61	39.27	25.00	90°00'00"	25.00	N53°50'02"E 35.36
C62	111.32	210.00	30°22'24"	57.00	S83°38'50"W 110.03
C63	32.50	60.00	31°01'56"	16.66	N67°03'20"W 32.10
C64	130.78	151.00	49°37'27"	69.81	S37°01'14"W 126.73
C65	15.74	10.50	89°54'00"	9.77	S71°05'58"W 14.31
C66	31.42	60.00	30°00'00"	16.08	N69°02'58"E 31.06
C67	155.54	210.00	42°26'16"	81.53	S87°10'10"E 152.01
C68	111.68	150.00	42°39'32"	58.57	N87°03'32"W 109.12
C69	90.89	150.00	34°43'07"	46.89	N48°22'12"W 89.51
C70	94.82	210.00	25°52'15"	48.23	S43°56'46"E 94.02
C71	31.42	60.00	30°00'00"	16.08	S11°52'43"E 31.06
C72	37.56	150.00	14°20'53"	18.88	N40°17'33"E 37.46
C73	31.42	60.00	30°00'00"	16.08	N87°32'01"W 31.06
C74	141.60	210.00	38°37'57"	73.61	N61°50'59"W 138.93
C75	31.42	60.00	30°00'00"	16.08	N36°09'58"W 31.06

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C76	82.02	210.00	16°55'20"	31.24	N02°22'22"E	61.80
C77	84.14	150.00	32°08'16"	43.21	S75°58'50"W	83.04
C78	144.75	60.00	138°13'20"	157.22	N85°22'55"W	112.11
C79	49.26	60.00	47°02'14"	26.11	S15°59'18"W	47.89
C80	119.63	210.00	32°38'18"	61.48	S11°20'48"W	118.01
C81	60.48	210.00	16°30'08"	30.45	S13°13'25"E	60.27
C82	91.20	60.00	87°05'35"	57.03	S15°20'30"E	82.67
C83	60.15	60.00	57°26'13"	32.87	S87°36'24"E	57.66
C84	60.00	60.00	57°17'45"	32.78	N35°01'38"E	57.53
C85	60.00	60.00	57°17'45"	32.78	N22°16'07"W	57.53
C86	21.19	60.00	20°14'17"	10.71	N61°02'08"W	21.08
C87	128.77	210.00	35°07'59"	66.48	S8°43'57"E	126.76
C88	60.61	210.00	16°32'12"	30.52	S34°34'03"E	60.40
C89	43.73	60.00	41°45'36"	22.89	S14°02'10"E	42.77
C90	80.87	60.00	77°31'16"	47.92	S73°31'36"E	74.88
C91	57.94	60.00	55°19'40"	31.45	N40°11'56"E	55.71
C92	110.01	60.00	105°03'02"	78.27	N39°59'35"W	95.23
C93	62.83	60.00	60°00'00"	34.64	S12°32'01"E	60.00
C94	62.83	60.00	60°00'00"	34.64	S72°32'01"E	60.00
C95	80.39	210.00	21°55'58"	40.69	S57°29'59"E	79.90
C96	9.56	210.00	236°27"	4.78	S65°46'12"E	9.56
C97	25.40	60.00	24°15'30"	12.89	S60°28'37"W	25.21
C98	50.00	60.00	47°44'47"	26.55	S24°28'28"W	48.57
C99	50.00	60.00	47°44'47"	26.55	S23°16'19"E	48.57
C100	80.00	60.00	78°23'40"	47.21	S85°20'32"E	74.20
C101	60.00	60.00	57°17'45"	32.78	N27°48'45"E	57.53
C102	27.14	60.00	25°55'05"	13.81	N13°47'40"W	28.91
C103	128.53	60.00	122°44'05"	109.90	S60°07'38"W	105.33
C104	60.00	60.00	57°17'45"	32.78	S29°53'17"E	57.53
C105	60.00	60.00	57°17'45"	32.78	S87°11'04"E	57.53
C106	44.02	60.00	42°01'56"	23.05	N43°09'04"E	43.04
C107	81.90	210.00	22°20'44"	41.48	N60°38'31"E	81.38
C108	55.75	210.00	15°12'40"	28.04	N41°51'49"E	55.59
C109	11.86	151.00	43°0'08"	5.93	N55°01'57"W	11.86
C110	32.73	151.00	12°25'14"	16.43	N23°27'55"E	32.67
C111	137.05	210.00	37°23'32"	71.07	N8°51'44"W	134.63
C112	100.00	210.00	27°17'01"	50.97	N45°12'00"W	99.06
C113	37.05	210.00	10°06'31"	18.57	N60°53'48"W	37.00
C114	97.61	60.00	93°12'52"	63.46	N62°52'40"W	87.20
C115	60.00	60.00	57°17'45"	32.78	S41°52'01"E	57.53
C116	60.00	60.00	57°17'45"	32.78	S15°25'44"E	57.53
C117	74.93	60.00	71°33'13"	43.24	S79°51'12"E	70.16
C118	91.15	150.00	34°49'03"	47.03	N48°32'30"W	89.76
C119	104.63	150.00	39°58'01"	54.55	N11°08'58"W	102.52
C120	104.68	210.00	28°33'42"	53.45	S84°33'11"W	103.60
C121	6.64	210.00	148°42"	3.32	S69°21'59"W	6.64
C122	37.69	180.00	11°59'51"	18.91	N27°07'11"E	37.62
C123	45.08	180.00	14°20'53"	22.66	N40°17'33"E	44.96
C124	81.28	180.00	25°52'15"	41.34	S43°56'46"E	80.59
C125	106.07	180.00	34°43'07"	56.27	N48°22'12"W	107.41
C126	134.02	180.00	42°39'32"	70.29	N87°03'32"W	130.94
C127	133.32	180.00	42°26'16"	69.89	S87°10'10"E	130.30
C128	155.90	180.00	49°37'27"	83.22	S32°01'14"W	151.07
C129	95.42	180.00	30°22'24"	48.86	S83°38'50"W	94.31
C130	121.37	180.00	38°37'57"	63.09	N61°50'59"W	119.08
C131	77.10	180.00	24°32'24"	39.15	N54°48'13"W	76.51
C132	39.55	200.00	11°19'54"	19.84	N61°24'28"W	39.49
C133	117.99	180.00	37°33'24"	61.20	S53°02'11"W	115.89
C134	162.33	180.00	51°40'12"	87.15	N17°00'04"W	156.88
C135	53.16	180.00	16°55'20"	26.78	S02°22'22"W	52.97
C136	100.96	180.00	32°08'16"	51.85	S75°58'50"W	99.65
C137	234.94	180.00	74°47°04"	137.58	S28°33'30"E	218.62
C138	1.77	210.00	0°29'02"	0.89	S27°54'27"W	1.77

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VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)348-3271
Firm Registration No.: F-159
TBPELS Firm Registration No.: 10004100

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

LEGEND

- STREET CENTERLINES
- MAJOR CONTOURS
- MINOR CONTOURS
- BUILDING SETBACK OR EASEMENT
- EXISTING WATER SUPPLY
- PROPOSED WATER SUPPLY
- PROPOSED 100 YEAR FLOOD LIMITS
- PROPOSED PHASE BOUNDARY
- WIRE FENCE
- STORM PIPE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- D.P.R.W.C.T. DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- P.G. PAGE
- C.R. COUNTY ROAD
- N.T.S. NOT TO SCALE



SEE SHEET 4 OF 4

SEE SHEET 3 OF 4

8 POINT RANCH
A PRIVATE SUBDIVISION
OVERALL PRELIMINARY PLAT
SINCE THE DATE OF THE PRELIMINARY PLAT, THE LAND HAS BEEN
PARTIALLY SUBDIVIDED INTO LOTS, BLOCKS, AND PHASES
AND THE RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVE BEEN
UPDATED TO REFLECT THESE CHANGES.

PROJ. NO. 3070-001

DATE: 08/07/2023

SCALE

1" = 100'

0 10 20 30

SHEET 2 OF 4

DATE NO. DESCRIPTION

REVISIONS

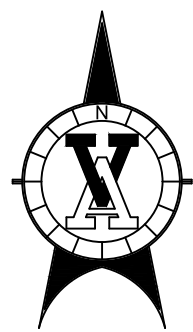
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DATE NO. DESCRIPTION

REVISIONS

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LEGEND	
	STREET CENTERLINES
	MAJOR CONTOURS
	MINOR CONTOURS
	BUILDING SETBACK OR EASEMENT
	EXISTING WATER SUPPLY
	PROPOSED WATER SUPPLY
	PROPOSED 100 YEAR FLOOD LIMITS
	PROPOSED PHASE BOUNDARY
	WIRE FENCE
	STORM PIPE
	RIGHT-OF-WAY
	SQ.FT. SQUARE FEET
D.P.R.W.C.T. DEED AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS O.P.R.W.C.T. OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS DOC. NO. DOCUMENT NUMBER VOL. VOLUME PG. PAGE C.R. COUNTY ROAD N.T.S. NOT TO SCALE	

SEE SHEET 4 OF 4

8 POINT RANCH
A PRIVATE SUBDIVISION
OVERALL PRELIMINARY PLAT
SINCE THE DATE OF THE PRELIMINARY PLAT, THE PLAT HAS BEEN
RECORDED IN THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
IN 202308074425, O.P.R. DEED, WILLIAMSON COUNTY, TEXAS

PROJ. NO. 3070-001

DATE: 08/07/2023

SCALE

1" = 100'

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SHEET 3 OF 4

DATE NO. DESCRIPTION

REVISIONS

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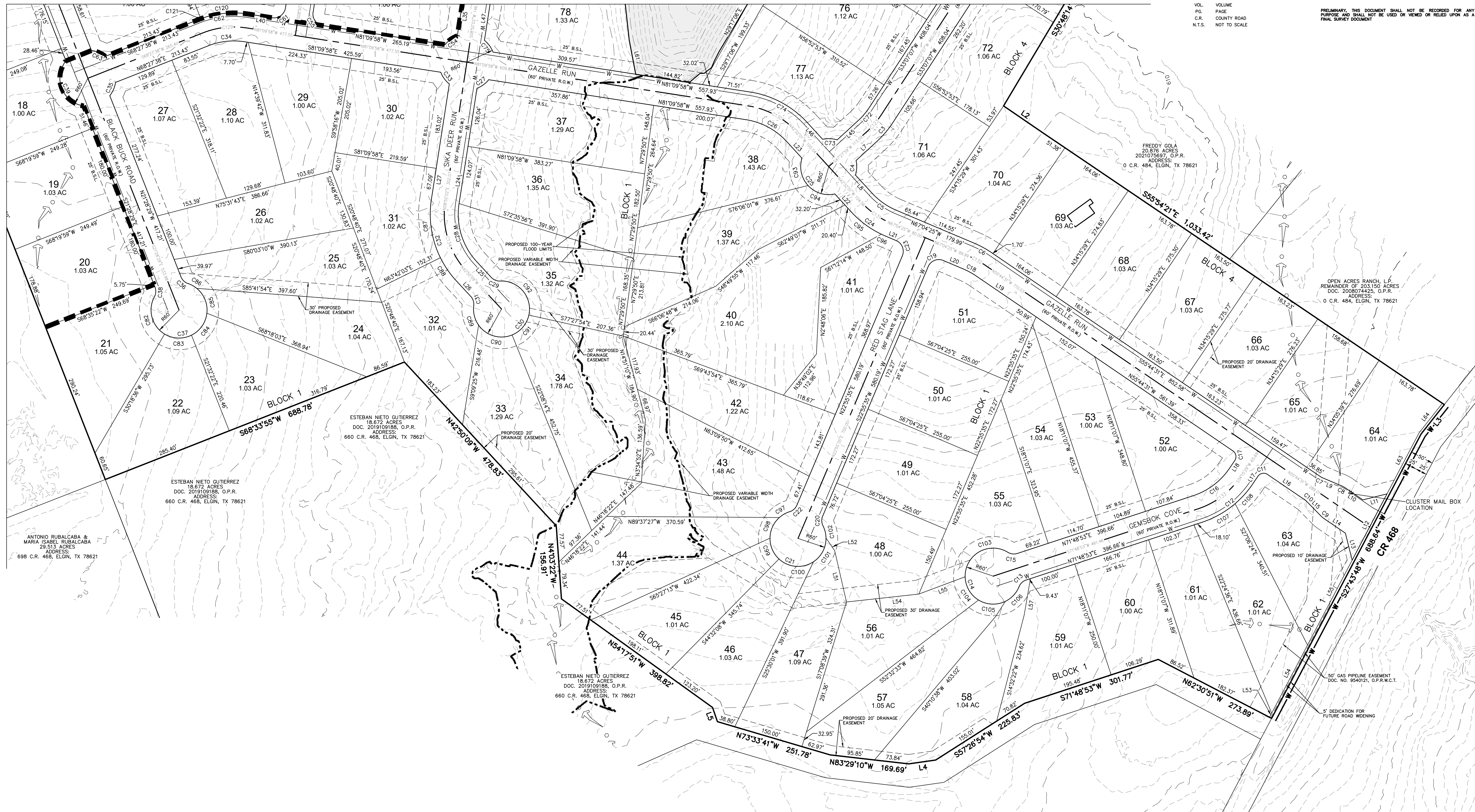
DATE NO. DESCRIPTION

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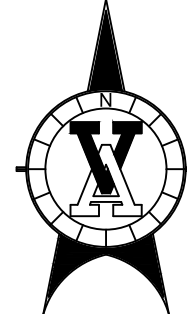
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SEE SHEET 2 OF 4

SEE SHEET 3 OF 4



- LEGEND
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 - MAJOR CONTOURS
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8 POINT RANCH
A PRIVATE SUBDIVISION
OVERALL PRELIMINARY PLAT

BOOK 142, PAGE 124
WILLIAMSON COUNTY, TEXAS
RECORDED IN 20230806, 02:00 PM, CLERK OF COURTS, WILLIAMSON COUNTY, TEXAS

PROJ. NO. 3070-001

DATE: 08/07/2023

SCALE

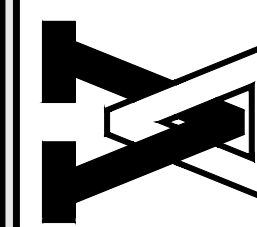
1" = 100'

0 10 20 30

SHEET OF

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Firm Registration No.: F-159



NO.	DATE	DESCRIPTION
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REVISIONS

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