

PRELIMINARY PLAT
LEANOS SUBDIVISION

BEING A SURVEYED 10.103 ACRE TRACT (440.083 SQUARE FEET) SITUATED IN THE PEDRO ZARZA SURVEY, ABSTRACT NUMBER 14 IN WILLIAMSON COUNTY, TEXAS, AND BEING A CALLED 10.102 ACRE TRACT DESCRIBED IN A DEED TO EDWARD LEANOS AND ROSA LEANOS RECORDED IN DOCUMENT NUMBER 2021033182, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.



SHEET INDEX:
SHEET 1: COVER
SHEET 2: SIGNATURE BLOCKS & PLAT NOTES

TOTAL AREA: 10.103 ACRES
TOTAL NUMBER OF LOTS: 4
AVERAGE LOT SIZE: 2.42 ACRES

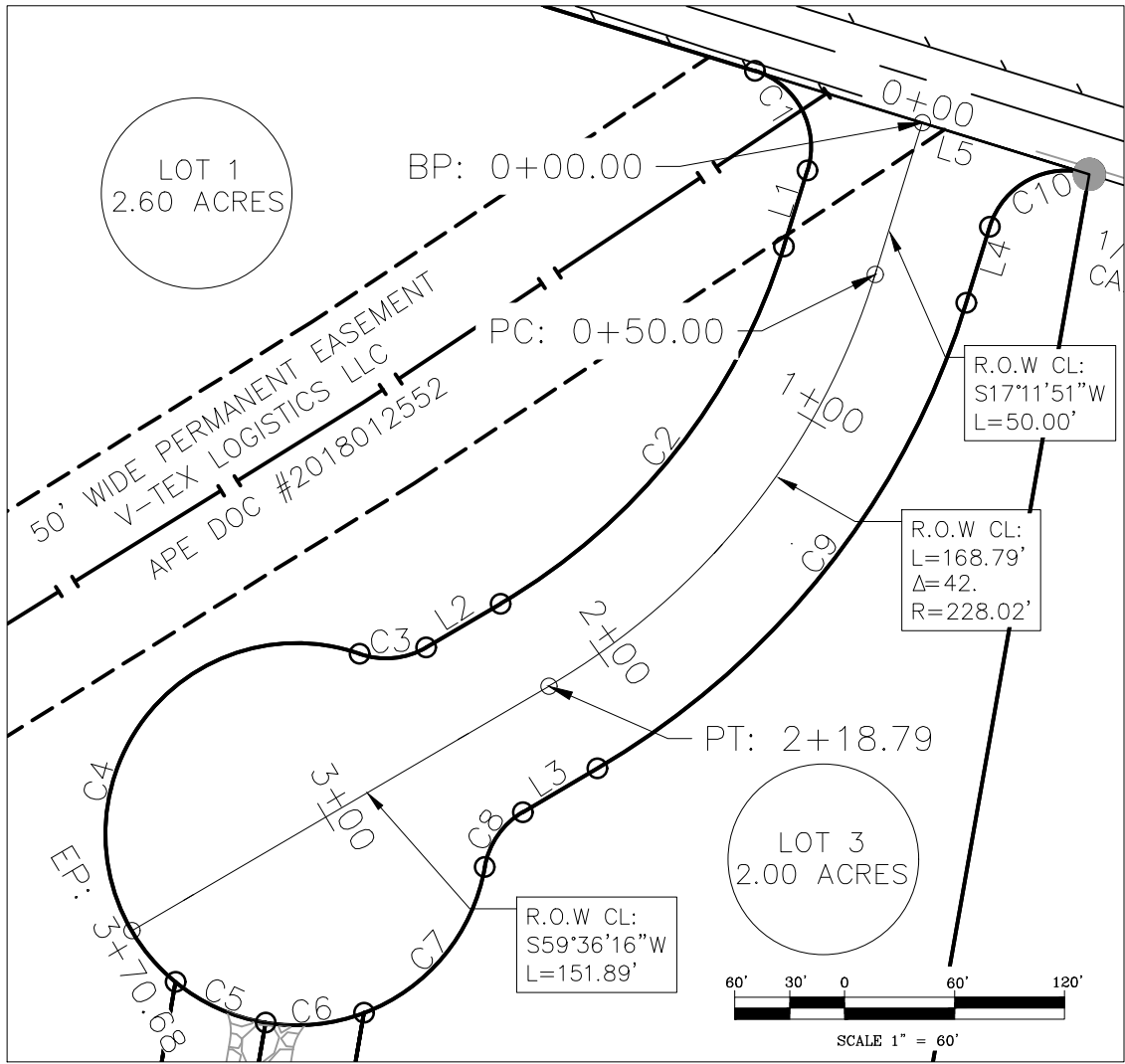
OWNERS: EDWARD LEANOS AND ROSA LEANOS
COUNTY ROAD 423
THRALL, TEXAS 76578

SURVEYOR: MICHAEL D. MCGUINNESS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 1965
TABLE ROCK SURVEY, LLC
2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TEXAS 77380

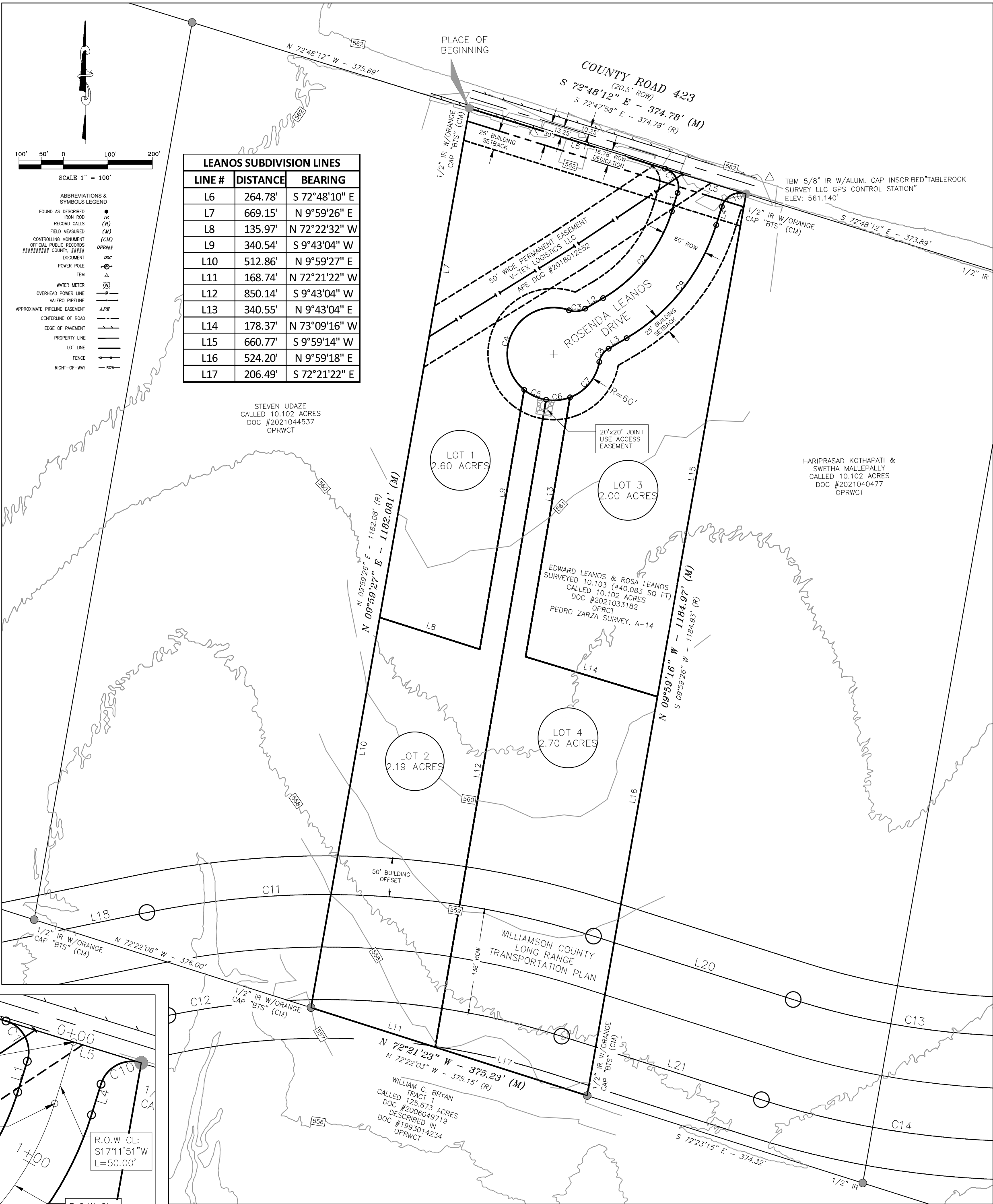
ENGINEER: SERGIO LOZANO-SANCHEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO.89158- STATE OF TEXAS
LOC CONSULTANTS CIVIL DIVISION, INC
TSBE FIRM NO. F-23579
2211 S. IH-35 SUITE 107
AUSTIN, TEXAS 78741

ROSENDA LEANOS DRIVE CURVES					
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	39.27'	25'	90.00°	S 27°48'11" E	35.36'
C2	146.58'	198.03'	42.41°	S 38°23'52" W	14326'
C3	21.68'	25'	49.68°	S 84°26'40" W	21.00'
C4	167.54'	60'	159.99°	S 29°17'30" W	118.17'
C5	31.36'	60'	29.94°	S 65°40'23" E	35.36'
C6	31.48'	60'	30.06°	N 84°19'34" E	31.12'
C7	62.18'	60'	59.37°	N 39°36'40" E	59.43'
C8	21.68'	25'	49.68°	N 34°45'53" E	21.00'
C9	190.99'	258.01'	42.41°	N 38°23'55" E	186.66'
C10	39.27'	25'	89.99°	N 62°11'42" E	35.35'

ROSENDA LEANOS DRIVE LINES		
Line #	Length	Direction
L1	25.00'	S 17°11'50" W
L2	27.08'	S 59°36'16" W
L3	27.08'	N 59°36'16" E
L4	25.00'	N 17°11'50" E
L5	110.00'	N 72°48'14" W



LOC Consultants 2211 South IH-35 Suite 107
FIRM No. 23579 Austin, Texas 78741
(512)524-0677



PROPOSED LRTP CURVES						
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH	TANGENT
C11	585.32'	1148.00'	29°	S 86°58'35" E	579.00'	299.17'
C12	515.98'	1012.00'	29°	S 86°58'35" E	510.41'	263.73'
C13	949.41'	1012.00'	54°	N 80°45'14" E	914.98'	512.89'
C14	1077.00'	1148.00'	54°	N 80°45'14" E	1037.94'	581.81'

PROPOSED LRTP LINES		
LINE #	DISTANCE	BEARING
L18	213.41'	N 78°25'01" E
L19	213.41'	N 78°25'01" E
L20	271.17'	S 72°22'12" E
L21	271.17'	S 72°22'12" E

ROSENDA LEANOS DRIVE - STREET TABLE		
NAME	ROSENDA LEANOS DRIVE	
CLASSIFICATION	LOCAL ROAD-RURAL	
ROW WIDTH	60 FEET	
PAVEMENT WIDTH	20 FEET	
SHOULDER WIDTH	4 FEET	
DESIGN SPEED	25 MPH	
LENGTH OF ROADWAY	362 FEET	
CURB TYPE	PAVED SHOULDER	
MAINTENANCE AUTHORITY	PUBLIC	

SHEET 1 of 2
PLAT PREPARATION DATE: MARCH 10, 2023
APPLICATION SUBMITTAL DATE: 03/10/2023

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LEANOS SUBDIVISION

BEING A SURVEYED 10.103 ACRE TRACT (440.083 SQUARE FEET) SITUATED IN THE PEDRO ZARZA SURVEY, ABSTRACT NUMBER 14 IN WILLIAMSON COUNTY, TEXAS, AND BEING A CALLED 10.102 ACRE TRACT DESCRIBED IN A DEED TO EDWARD LEANOS AND ROSA LEANOS RECORDED IN DOCUMENT NUMBER 2021033182, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.

A. DEVELOPMENT OF LOTS

- 1) LOTS 2 AND 4 MAY NOT BE FURTHER SUBDIVIDED.
- 2) 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.

B. ROAD DEDICATION AND MAINTENANCE

- 1) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD—ROSENDA LEANOS DRIVE AND NOT TO CR 423 THE ADJACENT COUNTY ROAD.
- 2) 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.
- 3) 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.
- 4) LOTS 2 AND 4 SHALL ONLY USE A SINGLE SHARED DRIVEWAY. NO MORE THAN THREE RESIDENCES TOTAL SHALL BE SERVED BY THE SINGLE SHARED DRIVEWAY.
- 5) NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT DISTANCE EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
- 6) 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.

C. UTILITY SERVICE PROVIDERS

- 1) WATER SERVICE IS PROVIDED BY: SOUTHWEST MILAM WATER SUPPLY CORPORATION.
- 2) WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY.
- 3) ELECTRIC SERVICE IS PROVIDED BY: ONCOR ELECTRIC

D. FLOODPLAIN PLAT AND DRAINAGE NOTES

- 1) NO LOT IN THIS SUBDIVISION IS ENCROACHED 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. 48491C0375F, EFFECTIVE DATE 20_19_ FOR WILLIAMSON COUNTY, TEXAS.
- 2) 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.
- 3) 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 BLOCK A LOTS 1, 2, 3, AND 4.
- 4) MAXIMUM OF 65% 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.
- 5) 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 OWNER.

E. GENERAL NOTES

- 1) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICATION 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 THE REPRESENTATION BY OTHER PARTIES IN THE PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN 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.
- 2) 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 IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 3) 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.
- 4) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 5) ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- 6) 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 OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. 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.