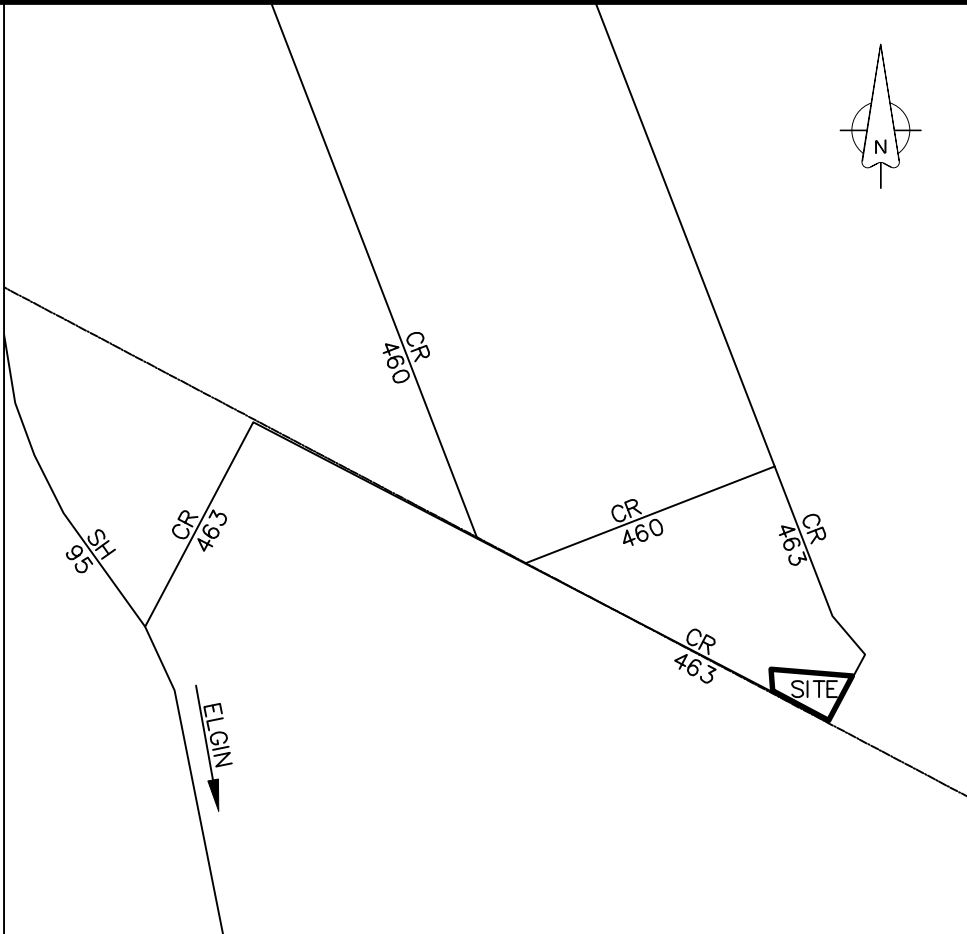
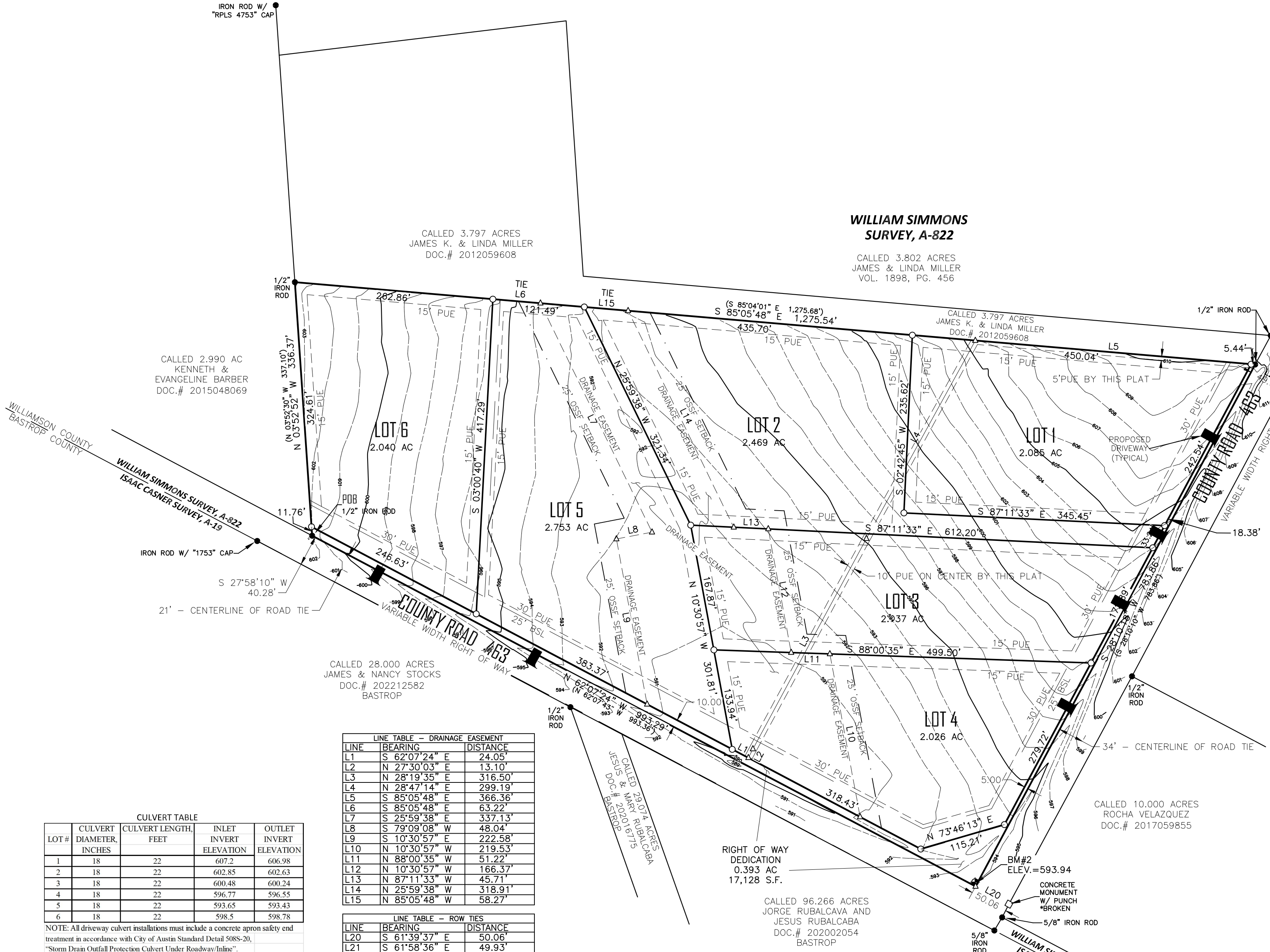


PRELIMINARY PLAT
ESTATES AT COUNTY LINE



VICINITY MAP
1" = 3000'



WILLIAM SIMMONS
SURVEY, A-822

CALLLED 3.802 ACRES
JAMES & LINDA MILLER
VOL. 1898, PG. 456

CALLLED 3.797 ACRES
JAMES K. & LINDA MILLER
DOC.# 2012059608

CALLLED 2.990 AC
KENNETH &
EVANGELINE BARBER
DOC.# 2015048069

CALLLED 10.00 ACRES
STEVEN & TAMMY THORNTON
DOC.# 2021140213

CALLLED 15.400 ACRES
CAVADA MIGUEL
DOC.# 2017068106

CALLLED 10.000 ACRES
ROCHA VELAZQUEZ
DOC.# 2017059855

CALLLED 28.000 ACRES
JAMES & NANCY STOCKS
DOC.# 202212582
BASTROP

CALLLED 96.266 ACRES
JORGE RUBALCABA AND
JESUS RUBALCABA
DOC.# 202002054
BASTROP

LINE TABLE - DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
L1	S 62°07'24" E	24.05'
L2	N 27°30'03" E	13.10'
L3	N 28°19'35" E	316.50'
L4	N 28°47'14" E	299.19'
L5	S 85°05'48" E	366.36'
L6	S 85°05'48" E	63.22'
L7	S 25°59'38" E	337.13'
L8	S 79°09'08" W	48.04'
L9	S 10°30'57" E	222.58'
L10	N 10°30'57" W	219.53'
L11	N 88°00'35" W	51.22'
L12	N 10°30'57" W	166.37'
L13	N 87°11'33" W	45.71'
L14	N 25°59'38" W	318.91'
L15	N 85°05'48" W	58.27'

LINE TABLE - ROW TIES		
LINE	BEARING	DISTANCE
L20	S 61°39'37" E	50.06'
L21	S 61°58'36" E	49.93'

CULVERT TABLE				
LOT #	CULVERT DIAMETER, INCHES	CULVERT LENGTH, FEET	INLET INVERT ELEVATION	OUTLET INVERT ELEVATION
1	18	22	607.2	606.98
2	18	22	602.85	602.63
3	18	22	600.48	600.24
4	18	22	596.77	596.55
5	18	22	593.65	593.43
6	18	22	598.5	598.78

NOTE: All driveway culvert installations must include a concrete apron safety end treatment in accordance with City of Austin Standard Detail 508S-20, "Storm Drain Outfall Protection Culvert Under Roadway/Inline".

LEGEND

SUBJECT BOUNDARY
ADJOINER BOUNDARY
APPROX. SURVEY ABSTRACT AND COUNTY LINE
25' OSSF SETBACK
25' BUILDING SETBACK
EASEMENT (AS NOTED)

BENCHMARK
1/2" IRON ROD FOUND (UNLESS NOTED)
CONCRETE MONUMENT
CALCULATED POINT
POINT OF BEGINNING
DOCUMENT NUMBER WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
VOLUME AND PAGE WILLIAMSON COUNTY DEED RECORDS
RECORD BEARING & DISTANCE (BOUNDARY)
ONSITE SEWAGE FACILITY
PUBLIC UTILITY EASEMENT

1/2" IRON ROD FOUND (UNLESS NOTED)
CONCRETE MONUMENT
CALCULATED POINT
POINT OF BEGINNING
DOCUMENT NUMBER WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
VOLUME AND PAGE WILLIAMSON COUNTY DEED RECORDS
RECORD BEARING & DISTANCE (BOUNDARY)
ONSITE SEWAGE FACILITY
PUBLIC UTILITY EASEMENT

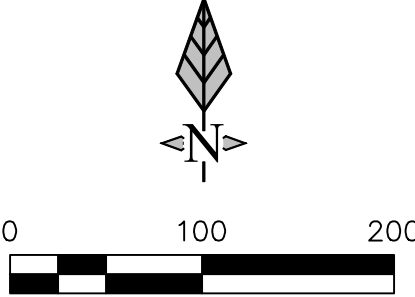
1/2" IRON ROD FOUND (UNLESS NOTED)
CONCRETE MONUMENT
CALCULATED POINT
POINT OF BEGINNING
DOCUMENT NUMBER WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
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RECORD BEARING & DISTANCE (BOUNDARY)
ONSITE SEWAGE FACILITY
PUBLIC UTILITY EASEMENT

BENCHMARK DESCRIPTION:

BENCHMARK #2
ELEVATION = 593.94' (NAVD88, GEOID MODEL 12B)
DESCRIPTION: MAG NAIL SET IN ASPHALT PAVEMENT, LOCATED APPROXIMATELY N 56°55' W, 53.6' FROM CONCRETE MONUMENT WITH PUNCH LOCATED ON THE EAST RIGHT OF WAY OF COUNTY ROAD 463. [SHOWN HEREON]

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD12B. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY MULTIPLYING BY AN INVERSED COMBINED SCALE FACTOR OF 1.00013.
UNITS: US SURVEY FEET.



SCALE: 1" = 100'

PRELIMINARY PLAT
ESTATES AT COUNTY LINE

METES & BOUNDS DESCRIPTION

BEING 13.80 ACRES OUT OF THE WILLIAM SIMMONS SURVEY, ABSTRACT NUMBER 822 OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.815 ACRE TRACT, DESCRIBED TO JIM JONES LAND, LLC IN DOCUMENT NUMBER 2020031597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [O.P.R.W.C.T.]; SAID 13.80 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD, FOUND FOR THE SOUTHWEST CORNER OF SAID 13.815 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, SAME BEING THE SOUTHEAST CORNER OF A CALLED 2.990 ACRE TRACT, DESCRIBED IN DOCUMENT NUMBER 2015048069 [O.P.R.W.C.T.]

THENCE, N 03°52'52" W, WITH THE COMMON LINE OF SAID 2.990 ACRE TRACT AND SAID 13.815 ACRE TRACT, FOR A DISTANCE OF 336.37 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE NORTHWEST CORNER OF SAID 13.815 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.797 ACRE TRACT, DESCRIBED IN DOCUMENT NUMBER 2012059608 [O.P.R.W.C.T.]

THENCE, S 85°05'48" E, WITH THE COMMON LINE OF SAID 3.797 ACRE TRACT AND SAID 13.815 ACRE TRACT, FOR A DISTANCE OF 1275.54 FEET TO A 1/2 INCH IRON ROD, FOUND FOR THE NORTHEAST CORNER OF SAID 13.815 ACRE TRACT, SAME BEING IN THE APPARENT WEST RIGHT OF WAY LINE OF COUNTY ROAD 463, A VARIABLE WIDTH RIGHT OF WAY, NO DEED OF RECORD FOUND;

THENCE, S 28°10'18" W, WITH THE EAST LINE OF SAID 13.815 ACRE TRACT, SAME BEING THE APPARENT WEST RIGHT OF WAY OF SAID COUNTY ROAD 463, FOR A DISTANCE OF 783.86 FEET TO A CALCULATED POINT AT A SHARP TURN IN SAID COUNTY ROAD 463, AND CONTINUING WITH THE SOUTH LINE OF SAID 13.815 ACRE TRACT, COMMON WITH THE APPARENT NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 463, N 62°07'24" W, FOR A DISTANCE OF 993.29 FEET, BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CONTAINING 13.80 ACRES, MORE OR LESS.

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, 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.

NOTES:

1. 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.
2. WATER SERVICE IS PROVIDED BY: MANVILLE WATER WASTEWATER SERVICE IS PROVIDED BY: OSSF (ON-SITE SEWAGE FACILITY)
3. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA 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. 48491C0725F, EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS
4. 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.
5. POSSIBLY SUBJECT TO INGRESS AND EGRESS EASEMENT AND CALLED 11.7 ACRE BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT EASEMENT RECORDED IN VOL. 483, PG. 35 WILLIAMSON COUNTY DEED RECORDS. [EASEMENT IS OVER AND ACROSS AND LACKS A RE-TRACEABLE DESCRIPTION]
6. LOT 2 MAY NOT BE FURTHER SUBDIVIDED.
7. ALL SIDEWALKS IN THIS SUBDIVISION ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS