

LOCATION MAP

1"=2,000'

PRELIMINARY PLAT OF
HILLSIDE ACRES SUBDIVISION
55.425 ACRES
A 55.425 ACRE TRACT OF LAND,
OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698
WILLIAMSON COUNTY, TEXAS



OWNER'S NAMES:
HILLSIDE 54 LLC
13215 BEE CAVE, TEXAS 78738
BUILDING A, SUITE 210
BEE CAVE, TEXAS

SURVEYOR'S COMPANY NAME AND CONTACT INFORMATION:
GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160,
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS, 78130

ENGINEER'S COMPANY NAME AND CONTACT INFORMATION:
CHRIS ELIZONDO REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DR
SAN MARCOS, TEXAS 78666

DATE: AUGUST 29, 2024

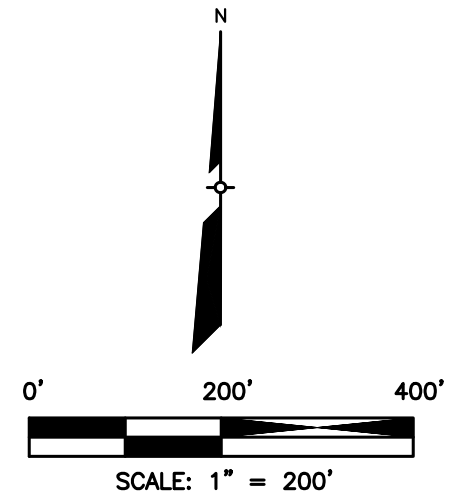
ACREAGE OF TOTAL SITE: 55.425 ACRES
TOTAL NUMBER OF BLOCKS: 1 BLOCKS

TOTAL NUMBER OF LOTS: 24 LOTS TOTAL
• 24 - RESIDENTIAL

PROPOSED ROADWAY TABLE								
NAME	FUNCTIONAL CLASS	DESIGN SPEED	LENGTH OF ROADWAY	R.O.W. WIDTH	PAVEMENT WIDTH	RURAL/URBAN	PUBLIC/PRIVATE	SHOULDER WIDTH
HARVEST RIDGE LANE	LOCAL	25 MPH	1,499.49 FT	60 FT	20 FT	RURAL	PUBLIC	4'
CLOVERFIELD ROAD	LOCAL	25 MPH	233.35 FT	60 FT	20 FT	RURAL	PUBLIC	4'
OLD OAKFIELD ROAD	RURAL MINOR COLLECTOR	35 MPH	463.72 FT	60 FT	22 FT	RURAL	PUBLIC	4'

VICINITY MAP

SCALE 1" = 200'
SHEET 1 OF 5



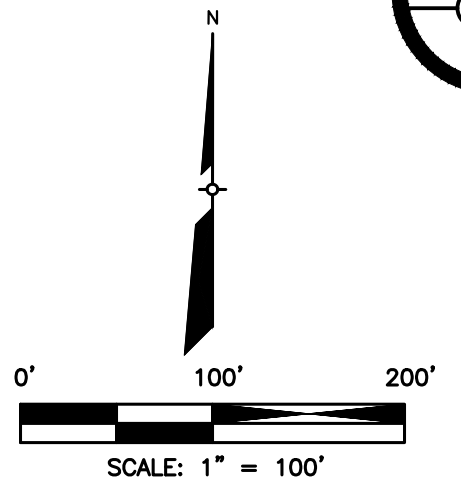
LEGEND

- DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. FND.
- DENOTES 1/2" ST. SK. SET.
- D.E. DRAINAGE EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- CONCRETE MONUMENT
- BOUNDARY LINE
- PROPERTY LINE
- R.O.W. LINE
- - - UTILITY OR DRAINAGE EASEMENTS
- ⊕ TEST WELL LOCATION
- ⓐ BLOCK NUMBER

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 01-07-2025

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WILLIAMSON COUNTY, TEXAS



LEGEND	
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	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	CONCRETE MONUMENT
	BOUNDARY LINE
	PROPERTY LINE
	R.O.W. LINE
	UTILITY OR DRAINAGE EASEMENTS
	TEST WELL LOCATION
	BLOCK
	BLOCK NUMBER

BUILDING SETBACKS

UNLESS SHOWN OTHERWISE HEREON, THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

FRONT STREET - 25 FT.
SIDE STREET - 15 FT.
SIDE YARD - 5 FT.
REAR YARD - 10 FT.

FIELD NOTES

BEING A 55.425 ACRE TRACT OF LAND, OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO. 698 SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEU TO HILLSIDE 54 LLC, RECORDED IN DOCUMENT NO. 2023029026 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND, LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF FM 971, A PUBLIC ROAD, AND THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 154, A PUBLIC ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 73°03'05" WEST, COMMON WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 154, A DISTANCE OF 189.25 FEET, TO A 1/2" IRON ROD SET, ALONG THE SOUTHWEST LINE OF THIS TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 18°14'44" WEST, COMMON WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 154, A DISTANCE OF 28.98 FEET, TO A 1/2" IRON ROD SET, ALONG THE SOUTHWEST LINE OF THIS TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 31°05'12" WEST, A DISTANCE OF 1,393.66 FEET, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINE OF A 14.07 ACRE TRACT OF LAND, CONVEYED BY WARRANTY DEED TO RYAN C. RYCHLIK, AS RECORDED IN DOCUMENT NO. 2010016877 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO 1/2" IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF AN 18.084 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED TO RYAN CHRISTOPHER RYCHLIK, RECORDED IN DOCUMENT NO. 2008061525 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHEAST CORNER OF SAID 14.07 ACRE RYCHLIK TRACT, COMMON WITH THE SOUTHWEST CORNER OF A 10.00 ACRE TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED TO WILLIAM D. BLAKELY AND LINDA BLAKELY, RECORDED IN DOCUMENT NO. 2008003802 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 75°35'12" EAST, A DISTANCE OF 526.66 FEET, ALONG A NORTH LINE OF THIS TRACT, COMMON WITH THE SOUTH LINE OF SAID BLAKELY TRACT, TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF SAID BLAKELY TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 06°22'49" WEST, ALONG THE NORTHWEST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID BLAKELY TRACT, A DISTANCE OF 1,018.21 FEET, TO A 1/2" IRON ROD FOUND, MARKING AN ANGLE CORNER OF SAID BLAKELY TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 76°48'30" EAST, A DISTANCE OF 388.28 FEET, ALONG THE NORTHWEST LINE OF THIS TRACT, COMMON WITH A SOUTHEAST LINE OF SAID BLAKELY TRACT, TO A 1/2" IRON ROD FOUND, MARKING THE NORTHWEST CORNER OF A 1.00 ACRE TRACT CONVEYED BY WARRANTY DEED TO SHERRY ANN ZRUBEK, RECORDED IN DOCUMENT NO. 2014029435 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 16°29'49" EAST, A DISTANCE OF 194.64 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, MARKING THE SOUTHWEST CORNER OF SAID SHERRY ANN ZRUBEK TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 74°00'31" EAST, A DISTANCE OF 237.25 FEET, ALONG A NORTHWEST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST LINE OF SAID SHERRY ANN ZRUBEK TRACT, TO A 1/2" IRON ROD FOUND, LYING IN THE SOUTHWEST RIGHT-OF-WAY OF COUNTY ROAD 156, A PUBLIC ROAD, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 20°51'50" EAST, A DISTANCE OF 706.75 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 156, TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, NORTH 69°55'27" EAST, A DISTANCE OF 12.70 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 20°53'17" EAST, A DISTANCE OF 1,318.65 FEET, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 156, TO A 1/2" IRON ROD FOUND, LYING IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 68°16'26" WEST, A DISTANCE OF 36.28 FEET, TO A 1/2" IRON ROD FOUND, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 23°00'56" WEST, A DISTANCE OF 77.87 FEET, TO A 1/2" IRON ROD FOUND, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, FOR AN ANGLE CORNER OF THIS TRACT;

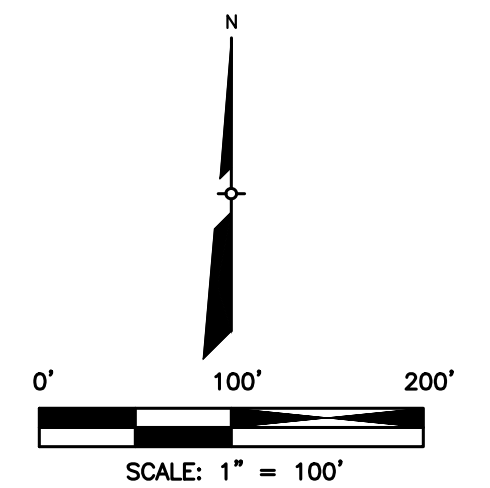
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 705.19 FEET, SAID CURVE HAVING A RADIUS OF 5,569.62 FEET, A CHORD WHICH BEARS SOUTH 65°32'14" WEST, FOR A DISTANCE OF 704.72 FEET, TO A 1/2" IRON ROD FOUND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE, SOUTH 69°22'27" WEST, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 971, A DISTANCE OF 188.90 FEET, TO THE POINT OF BEGINNING, CONTAINING 55.425 ACRES OF LAND, MORE OR LESS.

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DATE: 01-07-2025

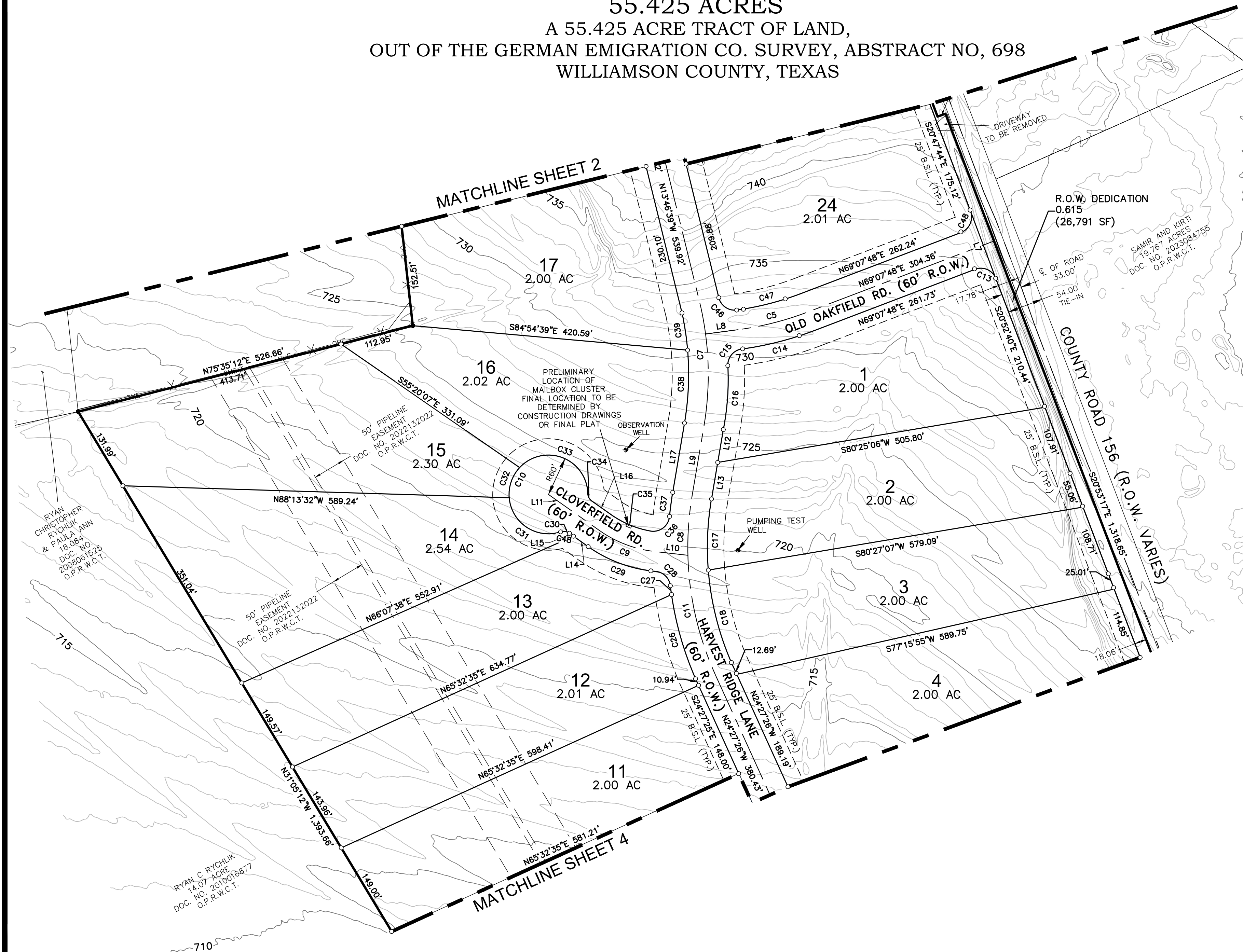
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WILLIAMSON COUNTY, TEXAS



LEGEND

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- DENOTES 1/2" ST. SK. FND.
- DENOTES 1/2" ST. SK. SET.
- D.E. DRAINAGE EASEMENT
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
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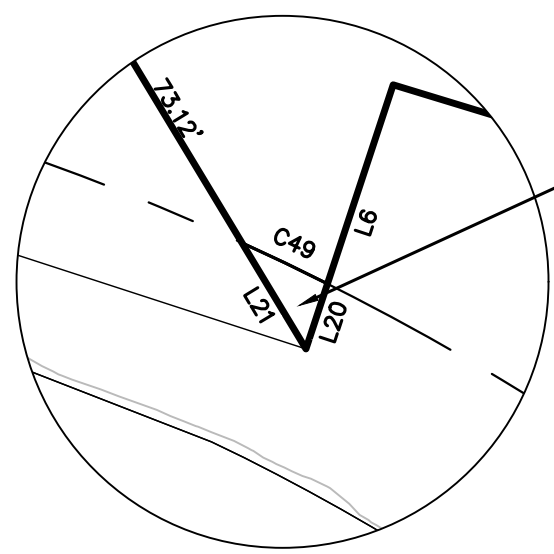
RYAN C RYCHLIK
14.07-ACRE
DOC. NO. 2010016877
O.P.R.W.C.T.

RYAN CHRISTOPHER
RYCHLIK
& PAULA ANN
18.084-
DOC. NO. 2008061525
O.P.R.W.C.T.

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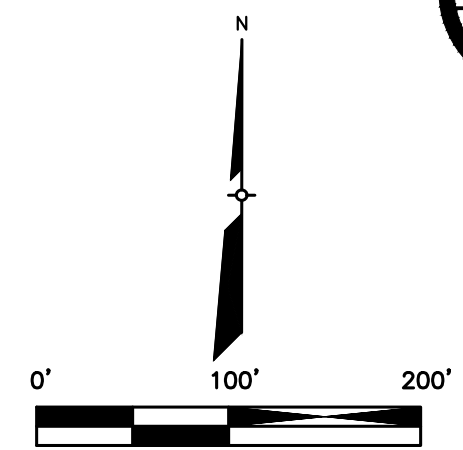
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WILLIAMSON COUNTY, TEXAS



R.O.W. DEDICATION
0.001 ACRES
(35 SF)

INSET "A"
SCALE 1"=20'



SCALE: 1" = 100'

LEGEND

- DENOTES BENCHMARK
- DENOTES 1/2" ST. SK. FND.
- DENOTES 1/2" ST. SK. SET.
- DRAINAGE EASEMENT
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
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LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	12.70'	N69°55'27"E	L11	95.39'	S54°44'08"E
L2	36.28'	S68°16'26"W	L12	50.81'	N9°38'31"E
L3	77.87'	S23°00'56"W	L13	56.48'	N9°38'31"E
L4	188.90'	S69°22'27"W	L14	27.53'	N54°37'34"W
L5	189.25'	N73°03'05"W	L15	7.50'	N54°37'34"W
L6	28.98'	S18°14'44"W	L16	35.51'	N54°44'08"W
L7	111.10'	N20°33'30"W	L17	107.23'	S9°38'31"W
L8	50.00'	N82°25'23"E	L19	121.90'	S20°05'05"E
L9	107.23'	N9°38'31"E	L20	7.14'	S18°14'44"W
L10	51.44'	S83°29'20"E	L21	12.90'	N31°07'41"W

CURVE TABLE							CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA	CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	5,569.62'	131.43'	S62°35'10"W	131.43'	65.72'	001°21'07"	C26	495.30'	133.94'	S15°57'15"E	133.53'	67.38'	015°29'39"
C2	5,569.62'	532.03'	S65°59'55"W	531.82'	266.22'	005°28'23"	C27	495.30'	13.68'	S07°24'57"E	13.68'	6.84'	001°34'59"
C3	5,569.62'	705.19'	S65°32'14"W	704.72'	353.07'	007°15'16"	C28	25.00'	33.98'	S45°58'38"E	31.42'	20.20'	077°52'37"
C4	5,569.62'	41.73'	S68°56'59"W	41.73'	20.86'	000°25'45"	C29	210.00'	110.61'	S69°49'30"E	109.34'	56.62'	030°10'45"
C5	470.00'	109.26'	N75°48'07"E	109.01'	54.88'	013°19'10"	C30	15.00'	14.24'	S80°44'44"E	13.71'	7.70'	054°22'26"
C6	60.00'	292.55'	N76°13'12"E	77.64'	50.92'	279°21'51"	C31	60.00'	108.00'	S56°22'02"E	94.00'	75.61'	103°07'48"
C7	470.00'	141.32'	N01°02'14"E	140.79'	71.20'	017°13'40"	C32	60.00'	50.06'	S19°05'53"W	48.62'	26.59'	047°48'02"
C8	470.00'	91.31'	N04°04'36"E	91.16'	45.80'	011°07'51"	C33	60.00'	141.79'	N69°18'13"W	111.02'	146.28'	135°23'47"
C9	180.00'	90.33'	S69°06'44"E	89.39'	46.14'	028°45'12"	C34	14.88'	13.79'	N27°55'50"W	13.31'	7.44'	053°07'48"
C10	60.00'	299.84'	N35°13'52"E	71.94'	44.95'	286°19'37"	C35	150.00'	65.63'	N67°16'12"W	65.11'	33.35'	025°04'09"
C11	470.00'	188.41'	N12°58'22"W	187.15'	95.49'	022°58'05"	C36	25.00'	41.36'	S52°47'57"W	36.80'	27.18'	094°47'32"
C12	60.00'	299.77'	S65°32'35"W	72.00'	45.00'	286°15'37"	C37	547.30'	36.99'	S07°31'21"W	36.98'	18.50'	003°52'21"
C13	24.43'	38.37'	S66°54'55"E	34.55'	24.43'	090°00'37"	C38	440.00'	111.54'	S02°26'47"W	111.25'	56.07'	014°31'30"
C14	500.00'	116.24'	N75°47'23"E	115.97'	58.38'	013°19'11"	C39	440.00'	57.43'	S08°33'19"E	57.40'	28.76'	007°28'43"
C15	25.00'	34.52'	N37°58'39"E	31.84'	20.65'	079°06'23"	C40	23.48'	21.78'	S38°37'16"E	21.00'	11.74'	053°07'48"
C16	395.58'	97.95'	N04°02'10"E	97.70'	49.23'	014°11'14"	C41	60.00'	94.24'	S18°27'56"E	84.85'	59.99'	089°59'34"
C17	440.00'	108.86'	N02°33'15"E	108.58'	54.71'	014°10'32"	C42	60.00'	50.02'	S50°24'44"W	48.58'	26.57'	047°45'46"
C18	440.00'	153.00'	N14°29'43"W	152.23'	77.28'	019°55'25"	C43	60.00'	49.85'	N81°54'22"W	48.43'	26.46'	047°36'01"
C19	15.00'	13.91'	N51°01'19"W	13.42'	7.50'	053°07'48"	C44	60.00'	98.45'	N11°06'07"W	87.77'	64.35'	094°00'30"
C20	60.00'	25.22'	N65°32'43"W	25.03'	12.80'	024°05'00"	C45	25.00'	21.68'	N11°03'44"E	21.00'	11.57'	049°40'47"
C21	60.00'	75.14'	N17°37'40"W	70.32'	43.39'	071°45'07"	C46	25.03'	34.56'	S53°14'26"E	31.88'	20.67'	079°06'39"
C22	60.00'	76.06'	N54°33'51"E	71.07'	44.10'	072°37'54"	C48	15.00'	14.24'	N80°44'44"W	13.71'	7.70'	054°22'26"
C23	60.00'	52.07'	S64°15'32"E	50.45'	27.80'	049°43'21"	C49	269.30'	9.87'	S64°24'33"E	9.87'	4.94'	002°06'03"
C24	60.00'	71.28'	S05°21'44"E	67.16'	40.52'	068°04'14"							
C25	15.00'	13.91'	S02°06'29"W	13.42'	7.50'	053°07'48"							

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WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS, HILLSIDE 54 LLC., BEING THE OWNERS OF A 55.425 ACRE TRACT OF LAND, OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698 SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HILLSIDE 54 LLC, RECORDED IN DOCUMENT NO. 2023029026 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 55.425 ACRES OF LAND, TO BE KNOWN AS "HILLSIDE ACRES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 2024.

SHAWN CULHANE
HILLSIDE 54 LLC
13215 BEE CAVE, TEXAS 78738
BUILDING A, SUITE 210
BEE CAVE, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

WE, PLAINS CAPITAL BANK, LIEN HOLDER OF THE CERTAIN 55.425 ACRE TRACT OF LAND, OUT OF THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT NO, 698 SITUATED IN WILLIAMSON COUNTY, TEXAS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO HILLSIDE 54 LLC, RECORDED IN DOCUMENT NO. 2023029026 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 55.425 ACRES OF LAND, TO BE KNOWN AS "HILLSIDE ACRES SUBDIVISION" IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 2024.

PLAINSCAPITAL BANK, A TEXAS STATE CHARTER BANK
2705 BEE CAVES RD, STE 120
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 ON THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, GEORGE E. LUCAS, 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 SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS _____ DAY

OF _____, 2024.

GEORGE E. LUCAS
REGISTERED PROFESSIONAL SURVEYOR NO. 4160, STATE OF TEXAS
CELCO SURVEYING FIRM REGISTRATION NO. 10193975
18018 OVERLOOK LOOP, SUITE 105
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS
COUNTY OF HAYS COUNTY

I, CHRIS ELIZONDO, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0285E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT KYLE, HAYS COUNTY, TEXAS, THIS _____ DAY

OF _____, 2024.

CHRIS ELIZONDO
REGISTERED PROFESSIONAL ENGINEER NO. 153197
CUATRO CONSULTANTS, LTD., FIRM REGISTRATION NO. F-3524
120 RIVERWALK DR
SAN MARCOS, TEXAS 78666

SUBDIVISION PLAT NOTES

1. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT THE 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.
2. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTANCE 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.
3. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL.
4. 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.
5. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OD NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
6. A 15' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY ON ALL LOTS.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
8. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR IT'S CONTRIBUTING ZONE.
9. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
10. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
11. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS THAT PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND STANDARDS.
12. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, CHAPTER 285, AND WILLIAMSON COUNTY.
13. WATER SERVICE IS PROVIDE BY PRIVATE WELLS. WASTEWATER SERVICE IS PROVIDED BY ON-SITE SEWAGE FACILITY.
14. PROPOSED WELLS MUST BE LOCATED 50 FEET FROM THE PROPERTY LINE.
15. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITH THIS SUBDIVISION.
16. AN EASEMENT 15 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
17. THIS SITE IS LOCATED WITHIN ZONE X, THE AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANELS 48491C0325F, AND 48491C0320F DATED DECEMBER 20, 2019. HOWEVER, A DRAINAGE STUDY CONDUCTED FOR THIS SITE PER WILLIAMSON COUNTY REQUIREMENTS SINCE THE TOTAL DRAINAGE AREA EXCEEDED 64 ACRES. PART OF THIS TRACT IS LOCATED WITHIN A 100 YR FLOODPLAIN ESTABLISHED BY THE PRELIMINARY PROPOSED NOAA ATLAS-14 FLOODPLAIN.
18. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CUATRO CONSULTANTS, LTD. APPROVED _____ 2024.
19. 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.
20. LOTS 6, 7, 8, 14, 15, 20 AND 21 MAY NOT BE FURTHER SUBDIVIDED.
21. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT FM 971 OR CR 156, THE ADJACENT ROADWAYS.
22. 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.
23. WATER SERVICE IS PROVIDED BY: WELLS WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITIES
24. 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.
25. 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.
26. MAXIMUM OF 20% IMPERVIOUS COVER PER LOT. OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. F IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
27. 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.
28. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
29. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR LOTS 7, 8, 9 AND 10 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WLLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.
30. THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY CUATRO CONSULTANTS, LTD., DATED DECEMBER 3, 2024.
31. 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 PLATING, 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.
32. 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.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 01-07-2025