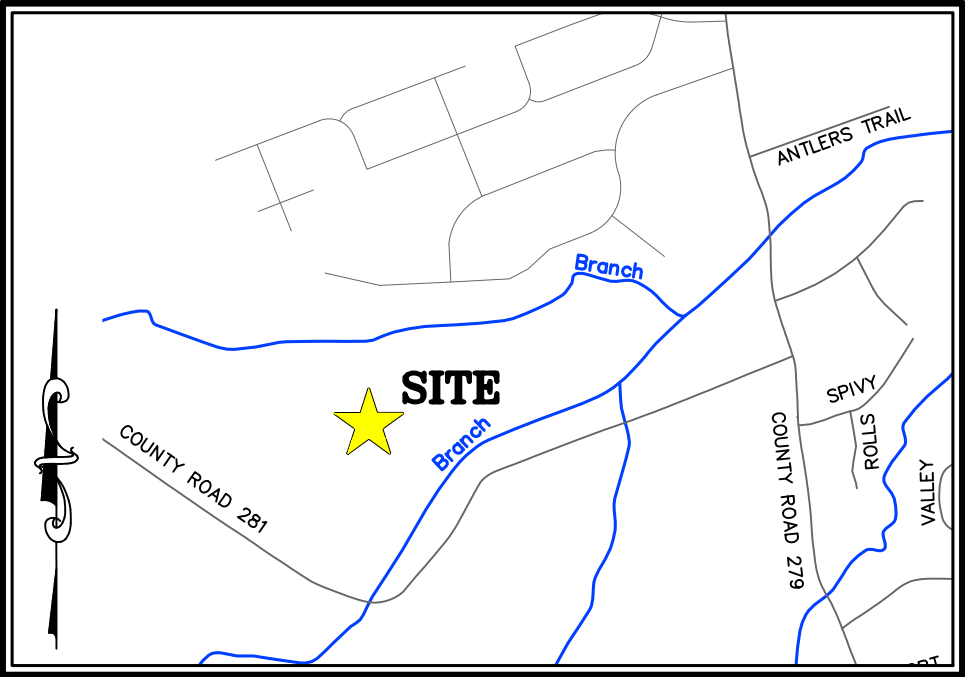


PINE HURST ESTATES
Williamson County, Texas
PRELIMINARY PLAT



VICINITY MAP

SCALE: 1" = 2000'

LOT SUMMARY TABLE:

LOT 1 - RESIDENTIAL	2.3928 ACRES	(104,234 SQ. FT.)
LOT 2 - RESIDENTIAL	2.0026 ACRES	(87,232 SQ. FT.)
LOT 3 - RESIDENTIAL	2.0111 ACRES	(87,604 SQ. FT.)
LOT 4 - RESIDENTIAL	2.0257 ACRES	(88,239 SQ. FT.)
LOT 5 - RESIDENTIAL	2.0085 ACRES	(87,489 SQ. FT.)
LOT 6 - RESIDENTIAL	3.3544 ACRES	(146,113 SQ. FT.)
LOT 7 - RESIDENTIAL	2.4381 ACRES	(106,204 SQ. FT.)
LOT 8 - RESIDENTIAL	2.0044 ACRES	(87,313 SQ. FT.)
LOT 9 - RESIDENTIAL	2.0114 ACRES	(87,619 SQ. FT.)
LOT 10 - RESIDENTIAL	2.0166 ACRES	(87,845 SQ. FT.)
LOT 11 - RESIDENTIAL	2.0171 ACRES	(87,866 SQ. FT.)
LOT 12 - RESIDENTIAL	2.0124 ACRES	(87,660 SQ. FT.)
LOT 13 - RESIDENTIAL	2.0353 ACRES	(88,659 SQ. FT.)
LOT 14 - RESIDENTIAL	2.0374 ACRES	(88,748 SQ. FT.)
LOT 15 - RESIDENTIAL	2.3252 ACRES	(101,284 SQ. FT.)
LOT 16 - RESIDENTIAL	2.7894 ACRES	(121,504 SQ. FT.)
LOT 17 - RESIDENTIAL	2.0156 ACRES	(87,799 SQ. FT.)
LOT 18 - RESIDENTIAL	2.0060 ACRES	(87,382 SQ. FT.)
LOT 19 - RESIDENTIAL	2.0121 ACRES	(87,647 SQ. FT.)
R.O.W. -	5.4274 ACRES	(236,417 SQ. FT.)
TOTAL -	46.9435 ACRES	(2,044,858 SQ. FT.)

LINEAR FEET OF NEW STREETS:	3,664 L.F.
AMBER RIDGE DRIVE	- 1,059 L.F.
SILVER OAK DRIVE	- 2,605 L.F.

* NEW STREET LINEAR FEET IS MEASURED FROM CENTERLINE OF R.O.W. INTERSECTIONS.

BENCHMARK NOTE:

TBM #1- COTTON SPINDLE IN POWER POLE AT THE NORTH SIDE OF COUNTY ROAD NO. 281, ±47' SOUTHEAST OF TREE NO. 5052, ±63' NORTHWEST OF THE SOUTHEAST CORNER OF TRACT 1. ELEVATION = 1004.82'.

TBM #2- COTTON SPINDLE IN APSHALT ON THE SOUTH SIDE OF COUNTY ROAD NO. 281, ±45' NORTHEAST OF TELECOMMUNICATIONS POST, ±212' SOUTHWEST OF THE SOUTHEAST CORNER OF TRACT 1. ELEVATION = 1008.07'.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000145172102.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JUNE 20, 2022.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AND WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON F.I.R.M. MAP NO. 48491C0435F & 48491C0245F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STREET NAME	ROW WIDTH (FT)	PAVEMENT WIDTH (FT)	SHOULDER OR RIBBON CURB	LENGTH OF ROADWAY (FT)	DESIGN SPEED (MPH)	MAINTENANCE AUTHORITY	ROAD TYPE	CLASSIFICATION
SILVER OAK DRIVE	60	22	4' Shoulders	1527	35	Public	Rural	Minor Collector
SILVER OAK DRIVE	60	20	18" Ribbon Curb	1009	25	Public	Rural	Local Road
AMBER RIDGE DRIVE	60	20	18" Ribbon Curb	1059	25	Public	Rural	Local Road



SUBMITTAL DATE: FEBRUARY 26, 2025



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/25/2025
Project:	01744
Scale:	1" = 150'
Reviewer:	PG
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	NOV. 2023
Sheet:	1 OF 4

CALLLED 33.30 ACRES
MARGARET J. BECKETT TRUST
DOC. NO. 1996026128
O.P.R.W.C.T.

P.O.B.
GRID N: 10,198,359.46
GRID E: 3,057,905.83

CALLLED 12.396 ACRES
B TWISTED, LLC
DOC. NO. 2020069304
O.P.R.W.C.T.

CALLLED 15.091 ACRES
(TRACT 4)
FREDDIE M. VAUGHN
DOC. NO. 2019060898
O.P.R.W.C.T.

CALLLED 15.46 ACRES
DAR HAO CHEN
DOC. NO. 2017016624
DESCRIBED IN
2017037532
O.P.R.T.C.T.

NOAA-ATLAS-14
FLOODPLAIN
STUDY, JANUARY 7, 2025
(2021 WCSR 4.22)
(SLANT HATCH AREA)
PARADISE ENGINEER'S
PRELIMINARY ATLAS-14
FLOODPLAIN DATED
SEPTEMBER 2024

[A]
CALLLED 1.016 ACRES
WESLEE ROCCO
DOC. NO. 2022098934
O.P.R.W.C.T.

CALLLED 6.107 ACRES
ANTHONY STEPHENS
VOL. 2645, PG. 162
D.R.W.C.T.

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	15.00'	27.22'	103°58'57"	N17°35'11"E	23.64'
C2	440.00'	621.82'	80°58'18"	N74°53'27"W	571.35'
C3	15.00'	1.31'	5°00'00"	S67°07'24"W	1.31'
C4	15.00'	12.09'	46°11'13"	S46°31'48"W	11.77'
C5	50.00'	157.05'	179°58'08"	N66°34'45"W	100.00'
C6	15.00'	12.09'	46°11'13"	N00°18'43"E	11.77'
C7	15.00'	13.91'	53°07'48"	N49°20'48"W	13.42'
C8	60.00'	291.61'	278°27'51"	N63°19'14"E	78.36'
C9	60.00'	8.16'	7°47'45"	S26°27'02"W	8.16'
C10	15.00'	13.91'	53°07'48"	S03°47'00"W	13.42'
C11	15.00'	23.56'	90°00'00"	S67°46'54"E	21.21'
C12	210.00'	171.47'	46°47'05"	S89°23'21"E	166.75'
C13	210.00'	187.59'	51°10'56"	S40°24'21"E	181.42'
C14	15.00'	26.33'	100°33'43"	S65°05'45"E	23.08'
C15	500.00'	728.26'	83°27'08"	S73°39'02"E	665.57'
C16	15.00'	20.55'	78°29'53"	S71°10'24"E	18.98'
C17	15.00'	22.93'	87°35'42"	N66°34'45"W	20.76'
C18	15.00'	23.56'	90°00'00"	N22°13'06"E	21.21'
C19	150.00'	122.48'	46°47'05"	S89°23'21"E	119.11'
C20	150.00'	119.43'	45°37'13"	S43°11'13"E	116.30'
C21	15.00'	23.56'	90°00'00"	S24°37'24"W	21.21'
C22	50.00'	11.28'	12°55'27"	S29°53'55"W	11.25'
C23	50.00'	60.88'	69°45'45"	S71°14'31"W	57.19'
C24	50.00'	45.60'	52°15'07"	N47°45'03"W	44.03'
C25	50.00'	39.30'	45°01'49"	N00°53'25"E	38.29'
C26	60.00'	64.10'	61°12'29"	N45°18'28"W	61.09'
C27	60.00'	59.66'	56°58'19"	N13°46'56"E	57.23'
C28	60.00'	119.13'	113°45'32"	S80°51'08"E	100.50'
C29	60.00'	48.72'	46°31'32"	S00°42'37"E	47.39'
C30	210.00'	152.70'	41°39'46"	N88°02'59"E	149.36'
C31	210.00'	18.77'	5°07'18"	S68°33'28"E	18.77'
C32	210.00'	47.13'	12°51'33"	S59°34'03"E	47.03'
C33	210.00'	142.54'	38°53'29"	S33°41'31"E	139.82'
C34	180.00'	146.98'	46°47'05"	S89°23'21"E	142.93'
C35	180.00'	143.32'	45°37'13"	S43°11'13"E	139.56'
C36	470.00'	41.02'	5°00'00"	N67°07'24"E	41.00'
C37	470.00'	696.88'	84°57'15"	S72°53'58"E	634.78'

LINE TABLE

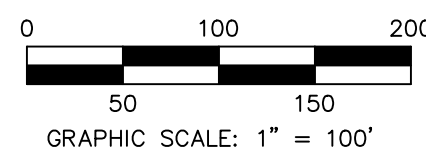
LINE #	DIRECTION	LENGTH
L1	N69°34'39"E	96.17'
L2	S64°37'24"W	83.86'
L3	N67°13'06"E	130.27'
L4	N64°37'24"E	55.76'
L5	N69°34'39"E	111.12'
L6	N67°13'06"E	130.27'

LINE TABLE

LINE #	DIRECTION	LENGTH
L7	S20°22'36"E	24.03'
L8	S30°33'08"E	69.43'
L9	S21°38'03"E	60.84'
L10	N64°37'24"E	62.69'
L11	S30°25'21"E	62.88'

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	CENTERLINE
	EDGE OF PAVEMENT
	EDGE OF ASPHALT
	CALCULATED POINT
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "CARSON BUSH" CAP FOUND (UNLESS NOTED)
	NAIL FOUND AS NOTED
	SURVEY CONTROL POINT
	BENCHMARK
	VOLUME, PAGE
	CABINET, SLIDE
	DOCUMENT NUMBER
	RIGHT-OF-WAY
	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
	RECORD INFORMATION PER DOC. NO. 2021130790
	RECORD INFORMATION FOR ADJACENT PROPERTIES



PINE HURST ESTATES Williamson County, Texas



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date: 6/25/2025
Project: 01744
Scale: 1" = 100'
Reviewer: PG
Tech: CC
Field Crew: JCR/KDL
Survey Date: NOV. 2023
Sheet: 3 OF 4

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 46.9435 ACRES (2,044,858 SQUARE FEET) OUT OF THE D. WALSH SURVEY, ABSTRACT NO. 666, IN WILLIAMSON COUNTY, TEXAS, CONVEYED TO SVBLUEBONNET VENTURES, LLC IN DOCUMENT NO. 2021130790 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 46.9435 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 281 (RIGHT-OF-WAY VARIES) BEING THE SOUTHEAST CORNER OF A CALLED 33.30 ACRES TRACT CONVEYED TO MARGARET J. BECKETT TRUST IN DOCUMENT NO. 1996026128 (O.P.R.W.C.T.), AND BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 281 AND BEING THE SOUTHEAST CORNER OF SAID 33.30 ACRES TRACT BEARS, N68°43'06"E A DISTANCE OF 778.77 FEET;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 281, S68°42'41"W, A DISTANCE OF 300.13 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 281, BEING THE MOST EASTERLY CORNER OF LOT 1, HOOTER HOLLER, A SUBDIVISION RECORDED IN CABINET J, SLIDE 289 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING AND ANGLE POINT HEREOF;

THENCE, IN PART WITH THE NORTH AND WEST LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID 46.9435 ACRES TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N55°40'19"W, A DISTANCE OF 323.25 FEET TO A 1/2-INCH IRON ROD WITH "4WARD BOUNDARY" CAP SET FOR THE NORTHEAST CORNER OF SAID LOT 1 AND BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 46.9435 ACRES TRACT HEREOF,
- 2) S69°22'01"W, A DISTANCE OF 499.89 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1 AND BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 46.9435 ACRES TRACT, AND
- 3) S20°32'41"E, A DISTANCE OF 299.67 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A CALLED 15.46 ACRES TRACT CONVEYED TO DAR HAO CHEN IN DOCUMENT NO. 2017016624 (O.P.R.W.C.T.), BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING AND ANGLE POINT IN THE SOUTH LINE OF SAID 46.9435 ACRES TRACT;

THENCE, WITH THE NORTH LINE OF SAID 15.46 ACRES TRACT AND THE SOUTH LINE OF SAID 46.9435 ACRES TRACT, S69°13'12"W, A DISTANCE OF 879.30 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER HEREOF, BEING IN THE EAST LINE OF A CALLED 6.107 ACRES TRACT CONVEYED TO ANTHONY STEPHENS IN VOLUME 2645, PAGE 162 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING THE NORTHWEST CORNER OF SAID 15.46 ACRES TRACT;

THENCE, LEAVING THE NORTHWEST CORNER OF SAID 15.46 ACRES TRACT, WITH THE WEST LINE OF SAID 46.9435 ACRES TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N21°27'31"W, A DISTANCE OF 551.82 FEET TO A 1/2-INCH IRON ROD WITH "CARSON BUSH" CAP FOUND FOR AN ANGLE POINT HEREOF,
- 2) N21°17'18"W, A DISTANCE OF 194.02 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF,
- 3) N21°12'04"W, A DISTANCE OF 851.51 FEET TO A 1/2-INCH IRON ROD WITH "CARSON BUSH" CAP FOUND FOR AN ANGLE POINT HEREOF, AND
- 4) N21°16'11"W, A DISTANCE OF 500.79 FEET TO A MAG NAIL FOUND FOR THE MOST WESTERLY CORNER HEREOF, BEING THE SOUTHWEST CORNER OF LOT 26, BLOCK B, SILVER CREEK RANCH PHASE FIVE, A SUBDIVISION RECORDED IN CABINET V, SLIDES 327-328 (P.R.W.C.T.), AND BEING IN THE EAST LINE OF LOT 1, MELCHOR ESTATES, A SUBDIVISION RECORDED IN DOCUMENT NO. 2017034786 (O.P.R.T.C.T.), FROM WHICH A 1/2-INCH IRON ROD WITH "CARSON BUSH" CAP FOUND IN THE WEST LINE OF SAID LOT 26, AND BEING THE NORTHEAST CORNER OF SAID LOT 1, MELCHOR ESTATES BEARS, N21°11'12"W, A DISTANCE OF 142.74 FEET;

THENCE, LEAVING THE NORTH LINE OF SAID LOT 1, MELCHOR ESTATES, WITH THE SOUTH LINE OF SAID LOT 26 AND THE NORTH LINE OF SAID 46.9435 ACRES TRACT, N83°57'08"E, A DISTANCE OF 321.11 FEET TO A 1/2-INCH IRON ROD WITH "CARSON BUSH" CAP FOUND FOR THE NORTHEAST CORNER HEREOF, FROM WHICH A 1/2-INCH IRON ROD WITH "CARSON BUSH" CAP FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 26, BEING THE SOUTHWEST CORNER OF LOT 25 OF SAID BLOCK B, SILVER CREEK RANCH PHASE FIVE AND BEING IN THE SOUTH LINE OF SAID 33.30 ACRES TRACT BEARS, N83°57'08"E, A DISTANCE OF 20.27 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID LOT 26, WITH THE SOUTH LINE OF SAID 33.30 ACRES TRACT, S59°15'03"E, A DISTANCE OF 2,529.59 FEET TO THE POINT OF BEGINNING HEREOF, CONTAINING 46.9435 ACRES (2,044,858 SQUARE FEET) MORE OR LESS.

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITY.
2. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
3. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
4. A TEN FOOT (10') PUBLIC UTILITY EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
5. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
6. 10. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
7. 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.
8. 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. 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.

9. WATER SERVICE IS PROVIDED BY: ON SITE WELLS
10. WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITIES
11. ELECTRICAL SERVICE IS PROVIDED BY: PEDERNALES ELECTRIC COOPERATIVE
12. 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, IT'S 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.
13. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
14. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
15. 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.
16. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OR COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
17. NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
18. 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.
19. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT 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 PLACES AT LEAST ONE FOOT ABOVE BFE.
20. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
21. LOTS 6, AND 7 ARE 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. 48491C0245F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
22. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO C.R. 281, THE ADJACENT COUNTY ROAD.
23. 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.
24. 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.
25. 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.

ENGINEER'S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MAHMOUD SAM DEHAYBI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

MAHMOUD SAM DEHAYBI, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 135725, STATE OF TEXAS
PARADISE ENGINEERS
5900 BALCONES DRIVE SUITE 100
AUSTIN, TEXAS 78731

SURVEYOR'S CERTIFICATION:

THAT I, PAUL GUERRERO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 202103143 (EFFECTIVE 10/29/21), WHICH AFFECT THIS SUBDIVISION IS SHOWN.

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. FOR REVIEW PURPOSES ONLY.

PAUL GUERRERO DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5992 STATE OF TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF 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 PLAT 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

PINE HURST ESTATES
Williamson County,
Texas



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/25/2025
Project:	01744
Scale:	N/A
Reviewer:	PG
Tech:	CC
Field Crew:	JCR/KDL
Survey Date:	NOV. 2023
Sheet:	4 OF 4